

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

17 Ford Avenue Sunshine North VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$752,500

Property type

House

Suburb

Sunshine North

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

3 Tania Street Sunshine North VIC 3020	\$681,500	20-Feb-21
2 Heron Avenue Sunshine North VIC 3020	\$594,000	04-Dec-20
31 Sandford Avenue Sunshine North VIC 3020	\$585,000	21-Feb-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 28 January 2022


3 Tania Street Sunshine North VIC 3020

Sold Price

\$681,500

Sold Date

20-Feb-21
 3

 1

 1

Distance

0.28km

2 Heron Avenue Sunshine North VIC 3020

Sold Price

\$594,000

Sold Date

04-Dec-20
 3

 1

 1

Distance

0.32km

31 Sandford Avenue Sunshine North VIC 3020

Sold Price

\$585,000

Sold Date

21-Feb-21
 3

 1

 1

Distance

0.74km
RS = Recent sale

UN = Undisclosed Sale

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