

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

22 Neil Street Sunshine 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

\$950,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Sunshine

Period-from

01 Apr 2019

to

31 Mar 2020

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

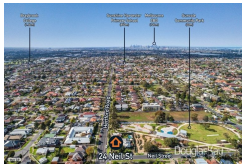
Date of sale

24 Neil Street Sunshine VIC 3020	\$1,030,000	23-Sep-19
51 Dickson Street Sunshine VIC 3020	\$1,135,000	30-Nov-19

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: 03 April 2020



24 Neil Street Sunshine VIC 3020

Sold Price

\$1,030,000

Sold Date

23-Sep-19

 2

 1

 1

Distance

0.01km



51 Dickson Street Sunshine VIC 3020

Sold Price

\$1,135,000

Sold Date

30-Nov-19

 2

 1

 1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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