

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

4 UNA 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

\$2,580,000

&

\$2,680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Other

Suburb

Sunshine

Period-from

01 Jul 2021

to

30 Jun 2022

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

Address of comparable property	Price	Date of sale
6 UNA STREET SUNSHINE VIC 3020	\$2,200,000	23-Apr-22

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: 06 July 2022

Peter Kay

P (03) 93126944

M 0401532886

E peter@douglaskay.com.au



**6 UNA STREET SUNSHINE VIC
3020**

 16  8  8

Sold Price ^{RS} **\$2,200,000** Sold Date **23-Apr-22**

Distance **0.02km**

RS = Recent sale

UN = Undisclosed Sale

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