

## 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

9 Stonemark Street Sunshine VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$755,000

Property type

House

Suburb

Sunshine

Period-from

01 Mar 2020

to

28 Feb 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

7 Baker Street Sunshine VIC 3020	\$695,000	05-Dec-20
16 Nixon Street Sunshine VIC 3020	\$650,000	17-Oct-20
74 Chapman Street Sunshine VIC 3020	\$700,000	06-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: 18 March 2021



**7 Baker Street Sunshine VIC 3020**

Sold Price

**\$695,000**

Sold Date **05-Dec-20**

3 1 -

Distance **0.95km**



**16 Nixon Street Sunshine VIC 3020**

Sold Price

**\$650,000**

Sold Date **17-Oct-20**

2 1 1

Distance **1.06km**



**74 Chapman Street Sunshine VIC 3020**

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date **06-Feb-21**

3 1 -

Distance **1.86km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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