

## 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

21 Rice Flower Road Sunshine North 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

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$729,000

Property type

House

Suburb

Sunshine North

Period-from

01 Nov 2020

to

31 Oct 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 1 Halong Drive Sunshine North VIC 3020      | \$1,106,000 | 16-Jun-21 |
| 30 St Andrews Drive Sunshine North VIC 3020 | \$1,120,000 | 19-Oct-21 |
| 33 Dantum Grove Braybrook VIC 3019          | \$1,100,000 | 23-Jun-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: 25 November 2021



**1 Halong Drive Sunshine North VIC 3020**

3 2 2

Sold Price

**\$1,106,000**

Sold Date

**16-Jun-21**

Distance

**0.27km**



**30 St Andrews Drive Sunshine North VIC 3020**

3 2 2

Sold Price

<sup>RS</sup> **\$1,120,000** <sup>UN</sup>

Sold Date

**19-Oct-21**

Distance

**0.93km**



**33 Dantum Grove Braybrook VIC 3019**

5 2 2

Sold Price

**\$1,100,000**

Sold Date

**23-Jun-21**

Distance

**1.39km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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