

## 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

15 CRANBOURNE AVENUE 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$740,000

Property type

House

Suburb

Sunshine North

Period-from

01 Feb 2024

to

31 Jan 2025

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 METHERRALL STREET SUNSHINE NORTH VIC 3020 | \$600,000 | 01-Nov-24 |
| 72 CLAYTON STREET SUNSHINE NORTH VIC 3020   | \$600,000 | 19-Oct-24 |
| 23 KINGSMEAD CLOSE SUNSHINE NORTH VIC 3020  | \$600,000 | 08-Nov-24 |

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: 05 February 2025



**3 METHERALL STREET SUNSHINE  
NORTH VIC 3020**

3 1 3

Sold Price

**\$600,000**

Sold Date **01-Nov-24**

Distance **0.35km**



**72 CLAYTON STREET SUNSHINE  
NORTH VIC 3020**

3 1 2

Sold Price

Sold Date **19-Oct-24**

Distance **0.52km**



**23 KINGSMEAD CLOSE SUNSHINE  
NORTH VIC 3020**

3 1 1

Sold Price

<sup>RS</sup> **\$600,000**

Sold Date **08-Nov-24**

Distance **1.79km**

RS = Recent sale

UN = Undisclosed Sale

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