

## Statement of Information

Prepared on 7th September 2024



5/79 Warwick Road, Sunshine North VIC

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Raine & Horne St Albans

352 Main Rd West  
ST ALBANS VIC 3021

w: 03 9367 9888

## 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

5/79 WARWICK 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

\$300,000

&

\$330,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Sep 2023

to

31 Aug 2024

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

4/79 WARWICK ROAD SUNSHINE NORTH VIC 3020	\$330,000	19-Mar-24
501/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$350,000	16-Aug-24
510/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$380,000	29-Aug-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.~~

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**4/79 WARWICK ROAD SUNSHINE  
 NORTH VIC 3020**

2 1 1

Sold Price

**\$330,000**

Sold Date

**19-Mar-24**

Distance

**0km**



**501/1 FOUNDRY ROAD SUNSHINE  
 VIC 3020**

2 1 -

Sold Price

<sup>RS</sup> **\$350,000**

Sold Date

**16-Aug-24**

Distance

**1.26km**



**510/1 FOUNDRY ROAD SUNSHINE  
 VIC 3020**

2 1 1

Sold Price

<sup>RS</sup> **\$380,000**

Sold Date

**29-Aug-24**

Distance

**1.26km**



**3/25 RIDLEY STREET ALBION VIC  
 3020**

2 1 -

Sold Price

**\$295,000**

Sold Date

**12-Apr-24**

Distance

**2.02km**



**10/12-14 DRUMMARTIN STREET  
 ALBION VIC 3020**

2 1 -

Sold Price

<sup>RS</sup> **\$330,000**

Sold Date

**03-Jul-24**

Distance

**2.05km**

RS = Recent sale

UN = Undisclosed Sale

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