

## 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

1 BANGERANG 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$741,000

Property type

House

Suburb

Sunshine North

Period-from

01 Apr 2024

to

31 Mar 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

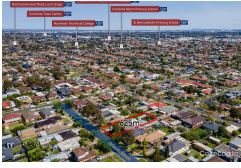
Date of sale

7 ROBSON STREET SUNSHINE NORTH VIC 3020	\$725,000	06-Dec-24
29 KING EDWARD AVENUE ALBION VIC 3020	\$770,000	01-Feb-25
19 ROMSEY AVENUE SUNSHINE NORTH VIC 3020	\$715,000	20-Dec-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: 04 April 2025

**7 ROBSON STREET SUNSHINE  
NORTH VIC 3020**

5 2 -

Sold Price **\$725,000** Sold Date **06-Dec-24**Distance **1.66km****29 KING EDWARD AVENUE  
ALBION VIC 3020**

4 2 -

Sold Price **\$770,000** Sold Date **01-Feb-25**Distance **1.98km****19 ROMSEY AVENUE SUNSHINE  
NORTH VIC 3020**

4 3 -

Sold Price **\$715,000** Sold Date **20-Dec-24**Distance **0.17km**

RS = Recent sale

UN = Undisclosed Sale

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