

# 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 12 Matthews 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)

Price Range \$800,000 & \$850,000

### Median sale price

Median price \$850,000 Property Type House Suburb Sunshine (3020)  
Period - From 01/09/2024 to 24/12/2024 Source RP Data

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
15 ALEXANDRA AVENUE, SUNSHINE VIC 3020	\$1,033,000	05/10/2024
13 SERVANTE STREET, SUNSHINE VIC 3020	\$1,177,500	30/11/2024
5 TYLER STREET, SUNSHINE VIC 3020	\$901,000	26/10/2024

This Statement of Information was prepared on: 24/12/2024