

## 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

35 Dulcie 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$595,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,750

Property type

House

Suburb

Sunshine

Period-from

01 Apr 2019

to

31 Mar 2020

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 Lorenz Street Sunshine VIC 3020	\$660,000	31-Oct-19
17 Farnsworth Street Sunshine VIC 3020	\$665,000	14-Sep-19

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: 29 April 2020



**7 Lorenz Street Sunshine VIC 3020** Sold Price **\$660,000** Sold Date **31-Oct-19**

 2  1  1

Distance **0.08km**



**17 Farnsworth Street Sunshine VIC 3020** Sold Price **\$665,000** Sold Date **14-Sep-19**

 2  1  2

Distance **0.28km**

RS = Recent sale

UN = Undisclosed Sale

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