

## 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

28 LORIKEET COURT SUNSHINE NORTH VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$533,875

Property type

Unit

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

69 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020	\$685,000	15-Nov-24
13/8 SERVICE STREET SUNSHINE VIC 3020	\$720,000	09-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: 26 February 2025



## 69 WOODSWALLOW ENTRANCE SUNSHINE NORTH VIC 3020

3 2 2

Sold Price

**\$685,000**

Sold Date **15-Nov-24**

Distance

**0km**



## 13/8 SERVICE STREET SUNSHINE VIC 3020

3 2 2

Sold Price

**\$720,000**

Sold Date **09-Nov-24**

Distance

**1.89km**

RS = Recent sale

UN = Undisclosed Sale

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