

## 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

2/10 KINNANE CRESCENT SUNSHINE 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

\$590,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Mar 2024

to

28 Feb 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

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 2/49 DUKE STREET SUNSHINE VIC 3020      | \$640,000 | 27-Sep-24 |
| 2/27 MARNOO STREET BRAYBROOK VIC 3019   | \$615,000 | 18-Dec-24 |
| 12/19 MULLENGER ROAD BRAYBROOK VIC 3019 | \$628,000 | 16-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: 06 March 2025



**2/49 DUKE STREET SUNSHINE VIC 3020**

Sold Price

**\$640,000**

Sold Date

**27-Sep-24**

3

1

1

Distance

**1.22km**



**2/27 MARNOO STREET  
BRAYBROOK VIC 3019**

Sold Price

**\$615,000**

Sold Date

**18-Dec-24**

3

1

1

Distance

**1.25km**



**12/19 MULLENGER ROAD  
BRAYBROOK VIC 3019**

Sold Price

**\$628,000**

Sold Date

**16-Nov-24**

3

1

1

Distance

**1.54km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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