

## 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

4/2 JESSIE 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

\$1,090,000

&

\$1,140,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$470,000

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

|                                     |             |           |
|-------------------------------------|-------------|-----------|
| 38 DULCIE STREET SUNSHINE VIC 3020  | \$1,100,000 | 18-Jun-24 |
| 16 DULCIE STREET SUNSHINE VIC 3020  | \$1,090,000 | 20-Dec-24 |
| 2/2 JESSIE STREET SUNSHINE VIC 3020 | \$1,215,000 | 15-Feb-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.~~

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**38 DULCIE STREET SUNSHINE VIC 3020**

Sold Price **\$1,100,000** Sold Date **18-Jun-24**

4 2 1

Distance **1.17km**



**16 DULCIE STREET SUNSHINE VIC 3020**

Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **20-Dec-24**

4 3 1

Distance **0.98km**



**2/2 JESSIE STREET SUNSHINE VIC 3020**

Sold Price **\$1,215,000** Sold Date **15-Feb-24**

4 3 1

Distance **0km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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