

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

407/1 FOUNDRY ROAD SUNSHINE VIC 3020

Indicative selling price

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

Single Price

or range
between

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Jul 2021

to

30 Jun 2022

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

506/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$405,000	14-Jan-22
201/1 FOUNDRY ROAD SUNSHINE VIC 3020	-	22-Jan-22
411/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$385,000	30-Mar-21

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: 12 July 2022

Branko KUBUROVSKI

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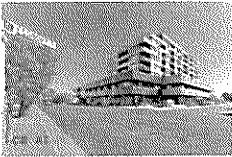
deerpark@bigginScott.com.au



506/1 FOUNDRY ROAD SUNSHINE Sold Price ^{RS} \$405,000 Sold Date 14-Jan-22
VIC 3020

2 1 1

Distance -



201/1 FOUNDRY ROAD SUNSHINE Sold Price - Sold Date 22-Jan-22
VIC 3020

2 1 1

Distance -



411/1 FOUNDRY ROAD SUNSHINE Sold Price \$385,000 Sold Date 30-Mar-21
VIC 3020

2 1 1

Distance -

RS = Recent sale

UN = Undisclosed Sale

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