

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

418/418A BALLARAT ROAD SUNSHINE NORTH 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$533,875

Property type

Unit

Suburb

Sunshine North

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

2/13 RUTH STREET SUNSHINE NORTH VIC 3020	\$655,000	20-Apr-24
3/19 LODDEN STREET SUNSHINE NORTH VIC 3020	\$615,000	28-Jan-25
2B URANA AVENUE SUNSHINE NORTH VIC 3020	\$535,000	08-Mar-25

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: 31 March 2025

Dean Larti
P 93009000
M 0403 675 922
E dean@bellsrealestate.com.au



2/13 RUTH STREET SUNSHINE NORTH VIC 3020

2 1 1

Sold Price **\$655,000** Sold Date **20-Apr-24**

Distance **0.85km**



3/19 LODDEN STREET SUNSHINE NORTH VIC 3020

2 2 1

Sold Price **\$615,000** Sold Date **28-Jan-25**

Distance **0.93km**



2B URANA AVENUE SUNSHINE NORTH VIC 3020

2 2 1

Sold Price ^{RS} **\$535,000** Sold Date **08-Mar-25**

Distance **1.72km**

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

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