

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

5 ROUSSAC COURT 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Sunshine North

Period-from

01 May 2024

to

30 Apr 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

5 TENNANT STREET SUNSHINE NORTH VIC 3020	\$670,000	04-Feb-25
16 GODFREY AVENUE SUNSHINE NORTH VIC 3020	\$660,000	15-Apr-25
78 MCINTYRE ROAD SUNSHINE NORTH VIC 3020	\$680,000	21-Feb-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: 21 May 2025



**5 TENNANT STREET SUNSHINE
NORTH VIC 3020**

3 1 3

Sold Price **\$670,000** Sold Date **04-Feb-25**

Distance **0.28km**



**16 GODFREY AVENUE SUNSHINE
NORTH VIC 3020**

3 1 2

Sold Price **\$660,000** Sold Date **15-Apr-25**

Distance **0.51km**



**78 MCINTYRE ROAD SUNSHINE
NORTH VIC 3020**

4 1 2

Sold Price **\$680,000** Sold Date **21-Feb-25**

Distance **1.49km**

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

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