## 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

#### 56 SUFFOLK ROAD SUNSHINE NORTH VIC 3020

#### Indicative selling price

Period-from

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

Single Price		or rang betwee	′ ∖ <u></u> ™D.1U UUU	&	\$690,000
Median sale price (*Delete house or unit as ap	plicable)				
Median Price	\$741,000	Property type	House	Suburb	Sunshine North

31 Mar 2025

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Apr 2024

**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.

to

Address of comparable property	Price	Date of sale	
2/13 RUTH STREET SUNSHINE NORTH VIC 3020	\$655,000	20-Apr-24	
31 WARWICK ROAD SUNSHINE NORTH VIC 3020	\$780,000	13-Apr-24	
1/19 TANIYHA PLACE SUNSHINE NORTH VIC 3020	\$690,000	11-Dec-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: 11 April 2025



Corelogic

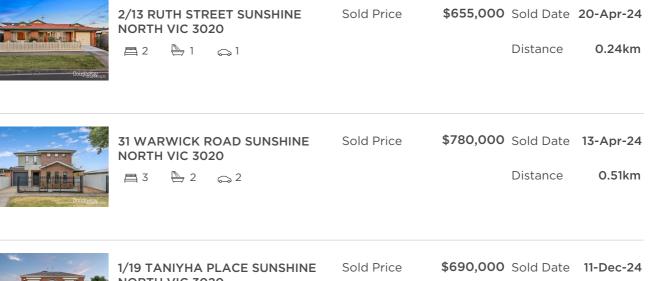
consumer.vic.gov.au

# Bells realestate.com.au

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1/19 TANIYHA PLACE SUNSHINE NORTH VIC 3020		Sold Price	\$690,000	Sold Date	11-Dec-24	
₿ 3	2	⇔1			Distance	0.6km

RS = Recent sale UN = Undisclosed Sale

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