

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

701/1 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

\$380,000

&

\$410,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$458,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Apr 2024

to

31 Mar 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

301/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$400,000	07-Nov-24
1D FOUNDRY ROAD SUNSHINE VIC 3020	\$400,000	07-Nov-24
4/48-50 HERTFORD ROAD SUNSHINE VIC 3020	\$400,000	03-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: 15 April 2025



**301/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

Sold Price

\$400,000

Sold Date **07-Nov-24**

2 1 -

Distance

0km



**1D FOUNDRY ROAD SUNSHINE VIC
3020**

Sold Price

^{RS} **\$400,000** ^{UN}

Sold Date **07-Nov-24**

2 1 -

Distance

0km



**4/48-50 HERTFORD ROAD
SUNSHINE VIC 3020**

Sold Price

\$400,000

Sold Date **03-Dec-24**

2 1 1

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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