

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

8 Heron Avenue, Sunshine North Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$620,000

&

\$670,000

Median sale price

Median price

\$761,500

Property Type

House

Suburb

Sunshine North

Period - From

01/04/2024

to

30/06/2024

Source

REIV

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 six 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
1	24 Godfrey Av SUNSHINE NORTH 3020	\$710,000	25/07/2024
2	16 Mansfield Av SUNSHINE NORTH 3020	\$742,000	24/06/2024
3	181 McIntyre Rd SUNSHINE NORTH 3020	\$632,500	04/05/2024

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 six months.~~

This Statement of Information was prepared on:

24 October 2024

8 Heron Avenue, Sunshine North Vic 3020

Tony Gerace
03 9687 1344
0411 121701
tonygerace@burnham.com.au



3 bedrooms - 1 car

Property Type:
Divorce/Estate/Family Transfers
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
June quarter 2024: \$761,500

Comparable Properties



24 Godfrey Av SUNSHINE NORTH 3020 (VG) **Agent Comments**

2 bedrooms - 1 car

Price: \$710,000
Method: Sale
Date: 25/07/2024
Property Type: House (Res)
Land Size: 581 sqm approx

16 Mansfield Av SUNSHINE NORTH 3020 (VG) **Agent Comments**

3 bedrooms - 1 car

Price: \$742,000
Method: Sale
Date: 24/06/2024
Property Type: House (Res)
Land Size: 697 sqm approx



181 McIntyre Rd SUNSHINE NORTH 3020 (REI/VG) **Agent Comments**

4 bedrooms 1 bathroom 4 cars

Price: \$632,500
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 582 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.