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	1 MCINTOSH STREET 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	$700,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$880,000	Property type	House	Suburb	Sunshine
Period-from	01 Jul 2021	to	30 Jun 2022	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
9 MCINTOSH STREET SUNSHINE VIC 3020	$1,050,000	04-Jun-22
21 MCINTOSH STREET SUNSHINE VIC 3020	$875,000	06-May-22
3 MCINTOSH STREET SUNSHINE VIC 3020	$915,000	16-Dec-21

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: 01 July 2022

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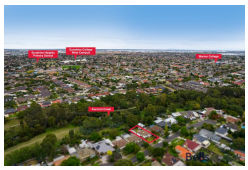


9 MCINTOSH STREET SUNSHINE VIC 3020

4 1 1

Sold Price RS **$1,050,000** Sold Date **04-Jun-22**

Distance **0.07km**



21 MCINTOSH STREET SUNSHINE VIC 3020

3 1 1

Sold Price RS **$875,000** Sold Date **06-May-22**

Distance **0.17km**



3 MCINTOSH STREET SUNSHINE VIC 3020

3 1 4

Sold Price **$915,000** Sold Date **16-Dec-21**

Distance **0.02km**

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

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