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	6/5 LODDEN STREET 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$597,500	Property type	Unit	Suburb	Sunshine North
Period-from	01 Aug 2023	to	31 Jul 2024	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
2/3 BOISDALE AVENUE SUNSHINE NORTH VIC 3020	$515,000	01-Jun-24
1/5-7 CRADDOCK COURT SUNSHINE NORTH VIC 3020	$520,000	19-Jul-24
1/74 SANDFORD AVENUE SUNSHINE NORTH VIC 3020	$540,000	29-Jul-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: 30 August 2024

CONSUMER AFFAIRS VICTORIA

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2/3 BOISDALE AVENUE SUNSHINE NORTH VIC 3020

3 2 1

Sold Price RS $515,000 Sold Date 01-Jun-24

Distance 1.14km



1/5-7 CRADDOCK COURT SUNSHINE NORTH VIC 3020

2 1 2

Sold Price RS $520,000 Sold Date 19-Jul-24

Distance 0.42km



1/74 SANDFORD AVENUE SUNSHINE NORTH VIC 3020

2 1 1

Sold Price RS $540,000 Sold Date 29-Jul-24

Distance 1.21km

RS = Recent sale UN = Undisclosed Sale

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