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	1/18 NORTHUMBERLAND ROAD 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	$500,000	&	$550,000

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
1/74 SANDFORD AVENUE SUNSHINE NORTH VIC 3020	$540,000	29-Jul-24
14A PHOENIX STREET SUNSHINE NORTH VIC 3020	$585,000	20-Dec-23

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: 13 August 2024

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1/74 SANDFORD AVENUE SUNSHINE NORTH VIC 3020

2 1 1

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

Distance **1.94km**



14A PHOENIX STREET SUNSHINE NORTH VIC 3020

2 1 2

Sold Price **$585,000** Sold Date **20-Dec-23**

Distance **0.41km**

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

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