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	2/49 DUKE 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	$595,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$497,500	Property type	Unit	Suburb	Sunshine
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
2/14 RAWSON AVENUE SUNSHINE VIC 3020	$615,000	20-Jul-24
2/24 ERNEST STREET SUNSHINE VIC 3020	$630,000	07-Mar-24
17 ALICE STREET SUNSHINE VIC 3020	$650,000	10-Aug-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: 22 August 2024

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2/14 RAWSON AVENUE SUNSHINE VIC 3020

3 2 1

Sold Price RS $615,000 Sold Date 20-Jul-24

Distance 1.08km



2/24 ERNEST STREET SUNSHINE VIC 3020

3 1 1

Sold Price $630,000 Sold Date 07-Mar-24

Distance 0.98km



17 ALICE STREET SUNSHINE VIC 3020

2 1 -

Sold Price RS $650,000 Sold Date 10-Aug-24

Distance 0.52km

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

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