

## 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

1/52 CARY STREET SUNSHINE NORTH VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$495,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Sunshine North

Period-from

01 Apr 2023

to

31 Mar 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

2/67 SANDFORD AVENUE SUNSHINE NORTH VIC 3020	\$508,000	29-Dec-23
2/5 BURNEWANG STREET ALBION VIC 3020	\$510,000	04-Dec-23
2/60 FORREST STREET ALBION VIC 3020	\$510,000	11-Jan-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: 16 April 2024

Steve Taleski  
P 83268888  
M 0413508615  
E staleski@barryplant.com.au



**2/67 SANDFORD AVENUE  
SUNSHINE NORTH VIC 3020**

 3  1  1

Sold Price **\$508,000** Sold Date **29-Dec-23**

Distance **0.3km**



**2/5 BURNEWANG STREET ALBION  
VIC 3020**

 2  1  -

Sold Price **\$510,000** Sold Date **04-Dec-23**

Distance **1.73km**



**2/60 FORREST STREET ALBION  
VIC 3020**

 3  1  2

Sold Price

Sold Date **11-Jan-24**

Distance **1.77km**

RS = Recent sale      UN = Undisclosed Sale

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