

## 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

1/74 SANDFORD AVENUE 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

\$550,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

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

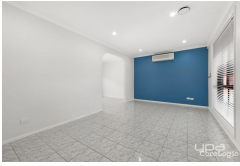
Date of sale

2/14 HENLEY GARDENS SUNSHINE NORTH VIC 3020	\$582,500	01-Nov-23
2/9 BUSCH STREET SUNSHINE NORTH VIC 3020	\$570,000	25-Sep-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: 29 April 2024



**2/14 HENLEY GARDENS SUNSHINE  
NORTH VIC 3020**

Sold Price

**\$582,500**

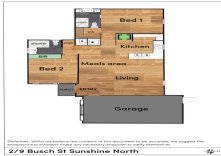
Sold Date

**01-Nov-23**

3 2 2

Distance

**0.97km**



**2/9 BUSCH STREET SUNSHINE  
NORTH VIC 3020**

Sold Price

**\$570,000**

Sold Date

**25-Sep-23**

2 2 1

Distance

**0.98km**

RS = Recent sale

UN = Undisclosed Sale

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