

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 SNOWDEN 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Sunshine

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

2A ALICE STREET SUNSHINE VIC 3020	\$780,000	12-Sep-23
19 GERTRUDE STREET SUNSHINE VIC 3020	\$800,000	18-Nov-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



2A ALICE STREET SUNSHINE VIC 3020

2 1 -

Sold Price **\$780,000** Sold Date **12-Sep-23**

Distance **0.99km**



19 GERTRUDE STREET SUNSHINE VIC 3020

3 2 4

Sold Price **\$800,000** Sold Date **18-Nov-23**

Distance **1.01km**

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

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