

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 10 Hampshire Road, Sunshine, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$650,000

&

\$695,000

Median sale price

Median price

\$813,500

Property Type

House

Suburb

Sunshine (3020)

Period - From

01/09/2022

to

31/08/2023

Source

www.realestate.com.au

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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

99 HERTFORD ROAD, SUNSHINE VIC 3020

\$730,000

29/08/2023

59 Dickson Street, Sunshine, Vic 3020

\$723,000

08/05/2023

25 KINNANE CRESCENT, SUNSHINE VIC 3020

\$690,000

13/08/2023

This Statement of Information was prepared on: 12/09/2023