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

12 Kinnane Crescent, Sunshine Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	en \$1,000,000		&		\$1,100,000				
Median sale price									
Median price	\$830,000	Pro	Property Type Ho		ouse		Suburb	Sunshine	
Period - From	01/01/2024	to	31/03/2024		So	urce	REIV		

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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	29 Sydney St ALBION 3020	\$935,000	07/12/2023
2	11 Mills St SUNSHINE NORTH 3020	\$905,000	06/04/2024
3			

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 six months.

This Statement of Information was prepared on:

30/04/2024 09:08



hockingstuart





Rooms: 4 Property Type: House Land Size: 929 sqm approx Agent Comments Stephen Simmonds 03 8387 0555 0498 990 001 ssimmonds@hockingstuart.com

> Indicative Selling Price \$1,000,000 - \$1,100,000 Median House Price March quarter 2024: \$830,000

Comparable Properties

29 Sydney St ALBION 3020 (REI/VG) 4 1 1 1 Price: \$935,000 Method: Private Sale Date: 07/12/2023 Property Type: House Land Size: 864 sqm approx	Agent Comments
11 Mills St SUNSHINE NORTH 3020 (REI) 3 1 5 Price: \$905,000 Method: Auction Sale Date: 06/04/2024 Property Type: House (Res) Land Size: 725 sqm approx	Agent Comments

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 six months.

Account - hockingstuart | P: 03 8387 0555 | F: 03 8387 0525

propertydata



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.