

## 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 CUTTS 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Sunshine North

Period-from

01 May 2023

to

30 Apr 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

|   |           |           |
|---|-----------|-----------|
| 2/66 MEADOWBANK DRIVE SUNSHINE NORTH VIC 3020 | \$600,000 | 15-Jan-24 |
| 4/60 ST ANDREWS DRIVE SUNSHINE NORTH VIC 3020 | \$615,000 | 21-Feb-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: 21 May 2024



**2/66 MEADOWBANK DRIVE  
SUNSHINE NORTH VIC 3020**

2 1 2

Sold Price **\$600,000** Sold Date **15-Jan-24**

Distance **1.86km**



**4/60 ST ANDREWS DRIVE  
SUNSHINE NORTH VIC 3020**

3 2 2

Sold Price **\$615,000** Sold Date **21-Feb-24**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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