

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

2/14 HENLEY GARDENS SUNSHINE NORTH 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$584,000

Property type

Unit

Suburb

Sunshine North

Period-from

01 Sep 2022

to

31 Aug 2023

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

1/24 ROMSEY AVENUE SUNSHINE NORTH VIC 3020	\$500,000	20-May-23
1/67 SANDFORD AVENUE SUNSHINE NORTH VIC 3020	\$500,000	22-Aug-23
1/12 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$520,000	08-May-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: 13 September 2023



1/24 ROMSEY AVENUE SUNSHINE NORTH VIC 3020

2 1 1

Sold Price

\$500,000

Sold Date **20-May-23**

Distance **0.69km**



1/67 SANDFORD AVENUE SUNSHINE NORTH VIC 3020

- - 1

Sold Price

^{RS}

\$500,000

Sold Date **22-Aug-23**

Distance **1.01km**



1/12 SUFFOLK ROAD SUNSHINE NORTH VIC 3020

2 2 2

Sold Price

\$520,000

Sold Date **08-May-23**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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