

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

2/24 ERNEST 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

\$585,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$472,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Jan 2022

to

31 Dec 2022

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

1/26 CARLTON STREET BRAYBROOK VIC 3019	\$585,000	28-Nov-22
2/91-93 DEVONSHIRE ROAD SUNSHINE VIC 3020	\$610,000	13-Dec-22
2/47 STANFORD STREET SUNSHINE VIC 3020	\$599,000	01-Nov-22

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: 24 January 2023



**1/26 CARLTON STREET
BRAYBROOK VIC 3019**

2 1 2

Sold Price ^{RS} **\$585,000** Sold Date **28-Nov-22**

Distance **0.43km**



**2/91-93 DEVONSHIRE ROAD
SUNSHINE VIC 3020**

3 1 2

Sold Price ^{RS} **\$610,000** Sold Date **13-Dec-22**

Distance **0.77km**



**2/47 STANFORD STREET
SUNSHINE VIC 3020**

3 1 1

Sold Price **\$599,000** Sold Date **01-Nov-22**

Distance **1.75km**

RS = Recent sale

UN = Undisclosed Sale

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