

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

2/67 SANDFORD AVENUE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$589,999

Property type

Unit

Suburb

Sunshine North

Period-from

01 Oct 2022

to

30 Sep 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

2/7 BOISDALE AVENUE SUNSHINE NORTH VIC 3020	\$550,000	21-Oct-23
1/67 SANDFORD AVENUE SUNSHINE NORTH VIC 3020	\$500,000	08-Aug-23
1/24 ROMSEY AVENUE SUNSHINE NORTH VIC 3020	\$500,000	20-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: 26 October 2023



**2/7 BOISDALE AVENUE SUNSHINE
NORTH VIC 3020**

 3  2  2

Sold Price

^{RS} **\$550,000**

Sold Date

21-Oct-23

Distance

0.12km



**1/67 SANDFORD AVENUE
SUNSHINE NORTH VIC 3020**

 -  -  1

Sold Price

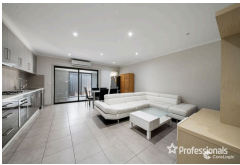
\$500,000

Sold Date

08-Aug-23

Distance

0.02km



**1/24 ROMSEY AVENUE SUNSHINE
NORTH VIC 3020**

 2  1  1

Sold Price

Sold Date

20-May-23

Distance

0.42km

RS = Recent sale

UN = Undisclosed Sale

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