

## 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 KINGAROY ROAD SUNSHINE 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

\$830,000

&

\$870,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

House

Suburb

Sunshine

Period-from

01 Apr 2023

to

31 Mar 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

3 ROBINSON STREET SUNSHINE VIC 3020	\$895,000	28-Mar-24
17 SERVANTE STREET SUNSHINE VIC 3020	\$840,000	16-Mar-24
25 BENJAMIN STREET SUNSHINE VIC 3020	\$900,000	28-Oct-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.~~

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**3 ROBINSON STREET SUNSHINE  
VIC 3020**

 4  1  1

Sold Price

<sup>RS</sup> **\$895,000**

Sold Date **28-Mar-24**

Distance **0.41km**



**17 SERVANTE STREET SUNSHINE  
VIC 3020**

 2  1  -

Sold Price

<sup>RS</sup> **\$840,000**

Sold Date **16-Mar-24**

Distance **0.61km**



**25 BENJAMIN STREET SUNSHINE  
VIC 3020**

 3  2  -

Sold Price

**\$900,000**

Sold Date **28-Oct-23**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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