

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 LANCASTER STREET 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

\$695,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

House

Suburb

Sunshine North

Period-from

01 May 2024

to

30 Apr 2025

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 LANCASTER STREET SUNSHINE NORTH VIC 3020	\$740,000	04-Sep-24
2 BERRY STREET SUNSHINE NORTH VIC 3020	\$720,000	01-Apr-25
40 LODDEN STREET SUNSHINE NORTH VIC 3020	\$748,500	22-Mar-25

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: 20 May 2025

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3 LANCASTER STREET SUNSHINE NORTH VIC 3020

3 1 2

Sold Price **\$740,000** Sold Date **04-Sep-24**

Distance **0.06km**



2 BERRY STREET SUNSHINE NORTH VIC 3020

3 1 2

Sold Price ^{RS} **\$720,000** Sold Date **01-Apr-25**

Distance **0.99km**



40 LODDEN STREET SUNSHINE NORTH VIC 3020

3 1 1

Sold Price ^{RS} **\$748,500** Sold Date **22-Mar-25**

Distance **0.91km**

RS = Recent sale **UN** = Undisclosed Sale

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