

Statement of Information

Prepared on 10th April 2024



25 Plymouth Cl, SUNSHINE NORTH VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

25 PLYMOUTH CLOSE 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

\$680,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Sunshine North

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

| | | |
|---|-----------|-----------|
| 6 WAHGUNYAH DRIVE ST ALBANS VIC 3021 | \$730,000 | 06-Dec-23 |
| 25 HENLEY GARDENS SUNSHINE NORTH VIC 3020 | \$755,000 | 01-Mar-24 |
| 11 LINDSEY ROAD ST ALBANS VIC 3021 | \$615,000 | 16-Mar-24 |

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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6 WAHGUNYAH DRIVE ST ALBANS VIC 3021 Sold Price **\$730,000** Sold Date **06-Dec-23**

3 2 2

Distance **0.42km**



25 HENLEY GARDENS SUNSHINE NORTH VIC 3020 Sold Price ^{RS} **\$755,000** Sold Date **01-Mar-24**

3 2 2

Distance **0.54km**



11 LINDSEY ROAD ST ALBANS VIC 3021 Sold Price ^{RS} **\$615,000** Sold Date **16-Mar-24**

3 2 2

Distance **0.84km**



49 MULHALL DRIVE ST ALBANS VIC 3021 Sold Price **\$692,000** Sold Date **25-Nov-23**

3 2 3

Distance **1.37km**

RS = Recent sale UN = Undisclosed Sale

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