

## 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

252B HAMPSHIRE 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

\$1,400,000

&

\$1,480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Other

Suburb

Sunshine

Period-from

01 Jun 2023

to

31 May 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

7-9 DEVONSHIRE ROAD SUNSHINE VIC 3020	\$1,386,000	13-Apr-24
7-9 NORTHUMBERLAND ROAD SUNSHINE NORTH VIC 3020	\$2,100,000	23-Feb-24
227 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$1,370,000	17-Nov-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: 27 June 2024



**7-9 DEVONSHIRE ROAD SUNSHINE VIC 3020** Sold Price <sup>RS</sup> **\$1,386,000** Sold Date **13-Apr-24**  
 Distance **0.14km**

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**7-9 NORTHUMBERLAND ROAD SUNSHINE NORTH VIC 3020** Sold Price <sup>RS</sup> **\$2,100,000** Sold Date **23-Feb-24**  
 Distance **1.2km**

3 1 1



**227 HAMPSHIRE ROAD SUNSHINE VIC 3020** Sold Price **\$1,370,000** Sold Date **17-Nov-23**  
 Distance **0.07km**

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RS = Recent sale      UN = Undisclosed Sale

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