

## 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

28 DEVONSHIRE 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

\$1,580,000

&

\$1,680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$810,000

Property type

Commercial

Suburb

Sunshine

Period-from

01 Jul 2023

to

30 Jun 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

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: 09 July 2024

Peter Kay

P (03) 93126944

M 0401532886

E peter@douglaskay.com.au



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

- - -

Distance **0.2km**



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

3 1 1

Distance **1.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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