

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

3/18 NORTHUMBERLAND ROAD 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

\$460,000

&

\$506,000

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

1/86 PHOENIX STREET SUNSHINE NORTH VIC 3020	\$417,000	21-Apr-23
1/12 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$520,000	08-May-23
2/16 HAMMOND STREET SUNSHINE NORTH VIC 3020	\$465,000	24-Apr-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: 10 April 2024

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**1/86 PHOENIX STREET SUNSHINE
NORTH VIC 3020**

Sold Price

\$417,000

Sold Date

21-Apr-23

2 1 -

Distance

0.59km**1/12 SUFFOLK ROAD SUNSHINE
NORTH VIC 3020**

Sold Price

\$520,000

Sold Date

08-May-23

2 2 2

Distance

1.01km**2/16 HAMMOND STREET SUNSHINE
NORTH VIC 3020**

Sold Price

\$465,000

Sold Date

24-Apr-23

2 1 1

Distance

1.26km

RS = Recent sale

UN = Undisclosed Sale

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