

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

3/24 ROMSEY AVENUE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Sunshine North

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

3/3 PELLEW STREET SUNSHINE WEST VIC 3020	\$510,000	09-May-24
2/3 BOISDALE AVENUE SUNSHINE NORTH VIC 3020	\$515,000	01-Jun-24
2/67 SANDFORD AVENUE SUNSHINE NORTH VIC 3020	\$508,000	29-Dec-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: 02 July 2024

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**3/3 PELLEW STREET SUNSHINE
WEST VIC 3020**

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Sold Price

\$510,000Sold Date **09-May-24**

Distance

3.22km**2/3 BOISDALE AVENUE SUNSHINE
NORTH VIC 3020**

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Sold Price

^{RS} **\$515,000**Sold Date **01-Jun-24**

Distance

0.59km**2/67 SANDFORD AVENUE
SUNSHINE NORTH VIC 3020**

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Sold Price

\$508,000Sold Date **29-Dec-23**

Distance

0.44km

RS = Recent sale

UN = Undisclosed Sale

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