

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

3/7 BOISDALE 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

\$470,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$745,000

Property type

House

Suburb

Sunshine North

Period-from

01 Aug 2022

to

31 Jul 2023

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

1/12 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$520,000	08-May-23
47 GARNET STREET SUNSHINE NORTH VIC 3020	\$475,000	01-Mar-23
2/13 BLACKMORE STREET SUNSHINE NORTH VIC 3020	\$550,000	24-Feb-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: 21 August 2023

Kelvin Singh

P 03 8390 7844

M 0433 801 097

E kelvin.singh@carolinesprings.rh.com.au



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

2 2 2

Sold Price **\$520,000** Sold Date **08-May-23**

Distance **0.92km**



**47 GARNET STREET SUNSHINE
NORTH VIC 3020**

2 2 1

Sold Price **\$475,000** Sold Date **01-Mar-23**

Distance **0.95km**



**2/13 BLACKMORE STREET
SUNSHINE NORTH VIC 3020**

2 2 1

Sold Price **\$550,000** Sold Date **24-Feb-23**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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