

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 LORRAINE COURT SUNSHINE 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$639,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Feb 2023

to

31 Jan 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

2/42 BURNEWANG STREET ALBION VIC 3020	\$600,000	06-Dec-23
100 DEVONSHIRE ROAD SUNSHINE VIC 3020	\$650,000	14-Feb-24
2/19 WATT STREET SUNSHINE VIC 3020	\$631,000	23-Sep-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.~~

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**2/42 BURNEWANG STREET
ALBION VIC 3020**

 2  2  1

Sold Price **\$600,000** Sold Date **06-Dec-23**

Distance **0.46km**



**100 DEVONSHIRE ROAD SUNSHINE
VIC 3020**

 3  1  1

Sold Price ^{RS} **\$650,000** ^{UN} Sold Date **14-Feb-24**

Distance **1.79km**



**2/19 WATT STREET SUNSHINE VIC
3020**

 3  1  1

Sold Price **\$631,000** Sold Date **23-Sep-23**

Distance **0.73km**

RS = Recent sale **UN** = Undisclosed Sale

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