

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

3/82 COUCH STREET 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$772,500

Property type

Other

Suburb

Sunshine

Period-from

01 Jan 2023

to

31 Dec 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

1/116 MORRIS STREET SUNSHINE VIC 3020	\$555,000	15-Aug-23
2/86 KING EDWARD AVENUE ALBION VIC 3020	\$525,000	19-Aug-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: 29 January 2024

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**1/116 MORRIS STREET SUNSHINE
VIC 3020**

2 1 1

Sold Price **\$555,000** Sold Date **15-Aug-23**

Distance **0.45km**



**2/86 KING EDWARD AVENUE
ALBION VIC 3020**

2 1 2

Sold Price **\$525,000** Sold Date **19-Aug-23**

Distance **1.79km**

RS = Recent sale UN = Undisclosed Sale

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