

## 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 MAYO STREET SUNSHINE VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,090,000

&

\$1,190,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$772,500

Property type

House

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

9 GUAVA CLOSE SUNSHINE WEST VIC 3020	\$925,000	24-Aug-23
9 CORNWALL ROAD SUNSHINE VIC 3020	\$1,800,000	11-Nov-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: 01 February 2024



**9 GUAVA CLOSE SUNSHINE WEST  
VIC 3020**

 4  2  2

Sold Price

**\$925,000**

Sold Date **24-Aug-23**

Distance

**2.5km**



**9 CORNWALL ROAD SUNSHINE  
VIC 3020**

 4  2  2

Sold Price

<sup>RS</sup> **\$1,800,000**

Sold Date **11-Nov-23**

Distance

**1.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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