

## 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

31 WARWICK ROAD SUNSHINE NORTH 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

\$750,000

&

\$790,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sunshine North

Period-from

01 Mar 2023

to

29 Feb 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

45 WATTLEBIRD COURT SUNSHINE NORTH VIC 3020	\$700,000	19-Jan-24
171 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$900,000	14-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: 14 March 2024



**45 WATTLEBIRD COURT  
SUNSHINE NORTH VIC 3020**

3 2 2

Sold Price <sup>RS</sup> **\$700,000** Sold Date **19-Jan-24**

Distance **0.86km**



**171 SUFFOLK ROAD SUNSHINE  
NORTH VIC 3020**

3 2 2

Sold Price **\$900,000** Sold Date **14-Dec-23**

Distance **0.78km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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