

## 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

34 SANDFORD AVENUE 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

\$660,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sunshine North

Period-from

01 Apr 2023

to

31 Mar 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

|  |           |           |
|--|-----------|-----------|
| 12 HERON AVENUE SUNSHINE NORTH VIC 3020  | \$750,000 | 10-Feb-24 |
| 8 HASSETT STREET SUNSHINE NORTH VIC 3020 | \$720,000 | 17-Feb-24 |
| 52 FURLONG ROAD SUNSHINE NORTH VIC 3020  | \$635,000 | 21-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: 04 April 2024



**12 HERON AVENUE SUNSHINE  
NORTH VIC 3020**

3 1 2

Sold Price **\$750,000** Sold Date **10-Feb-24**

Distance **0.61km**



**8 HASSETT STREET SUNSHINE  
NORTH VIC 3020**

4 1 2

Sold Price <sup>RS</sup> **\$720,000** Sold Date **17-Feb-24**

Distance **0.59km**



**52 FURLONG ROAD SUNSHINE  
NORTH VIC 3020**

3 1 1

Sold Price <sup>RS</sup> **\$635,000** Sold Date **21-Dec-23**

Distance **0.45km**

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

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