

## 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 ST ANDREWS DRIVE 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

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Land

Suburb

Sunshine North

Period-from

01 Oct 2022

to

30 Sep 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

5 MIDDLESEX STREET SUNSHINE NORTH VIC 3020	\$950,000	29-Jun-23
20 DANTUM GROVE BRAYBROOK VIC 3019	\$933,000	26-May-23
25 MANSFIELD AVENUE SUNSHINE NORTH VIC 3020	\$885,000	03-Jul-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: 12 October 2023



**5 MIDDLESEX STREET SUNSHINE  
NORTH VIC 3020**

Sold Price **\$950,000** Sold Date **29-Jun-23**

3 1 2

Distance **0.3km**



**20 DANTUM GROVE BRAYBROOK  
VIC 3019**

Sold Price **\$933,000** Sold Date **26-May-23**

3 2 1

Distance **0.87km**



**25 MANSFIELD AVENUE SUNSHINE  
NORTH VIC 3020**

Sold Price **\$885,000** Sold Date **03-Jul-23**

3 2 2

Distance **1.7km**

RS = Recent sale

UN = Undisclosed Sale

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