

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

389 BALLARAT ROAD 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$820,000

Property type

Business

Suburb

Sunshine

Period-from

01 Aug 2022

to

31 Jul 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

8 NORGE STREET SUNSHINE VIC 3020	\$710,000	24-May-23
6 JOHNSON STREET SUNSHINE NORTH VIC 3020	\$750,000	21-Mar-23
59 DICKSON STREET SUNSHINE VIC 3020	\$723,000	29-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: 08 August 2023



8 NORGE STREET SUNSHINE VIC 3020

3 1 1

Sold Price

\$710,000

Sold Date **24-May-23**

Distance

0.15km



6 JOHNSON STREET SUNSHINE NORTH VIC 3020

3 1 1

Sold Price

\$750,000

Sold Date **21-Mar-23**

Distance

1km



59 DICKSON STREET SUNSHINE VIC 3020

3 1 1

Sold Price

^{RS} **\$723,000**

Sold Date **29-Jul-23**

Distance

1.22km

RS = Recent sale

UN = Undisclosed Sale

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