

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

4/19 LODDEN STREET SUNSHINE NORTH 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$592,500

Property type

Unit

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

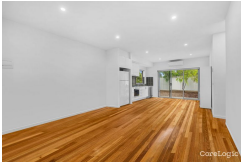
Date of sale

4/60 ST ANDREWS DRIVE SUNSHINE NORTH VIC 3020	\$600,000	13-Mar-24
2/42 BURNEWANG STREET ALBION VIC 3020	\$600,000	06-Dec-23
2/46 CARLTON STREET BRAYBROOK VIC 3019	\$610,000	27-Oct-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: 24 April 2024



**4/60 ST ANDREWS DRIVE
SUNSHINE NORTH VIC 3020**

3 2 2

Sold Price ^{RS} **\$600,000** Sold Date **13-Mar-24**

Distance **1.33km**



**2/42 BURNEWANG STREET
ALBION VIC 3020**

2 2 1

Sold Price **\$600,000** Sold Date **06-Dec-23**

Distance **1.81km**



**2/46 CARLTON STREET
BRAYBROOK VIC 3019**

2 1 1

Sold Price **\$610,000** Sold Date **27-Oct-23**

Distance **1.54km**

RS = Recent sale

UN = Undisclosed Sale

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