

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

4/2 JESSIE STREET 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

\$1,200,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$810,000

Property type

House

Suburb

Sunshine

Period-from

01 Jul 2023

to

30 Jun 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

2/2 JESSIE STREET SUNSHINE VIC 3020	\$1,215,000	26-Jun-24
38 DULCIE STREET SUNSHINE VIC 3020	\$1,100,000	17-Jun-24
10A HIGH STREET SUNSHINE VIC 3020	\$1,045,000	13-Apr-24

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 July 2024

Dean Larti
 P 93009000
 M 0403 675 922
 E dean@bellsrealstate.com.au



2/2 JESSIE STREET SUNSHINE VIC 3020

Sold Price

^{RS} **\$1,215,000**

Sold Date

26-Jun-24

4 3 1

Distance

0.02km



38 DULCIE STREET SUNSHINE VIC 3020

Sold Price

^{RS} **\$1,100,000**

Sold Date

17-Jun-24

4 2 1

Distance

1.18km



10A HIGH STREET SUNSHINE VIC 3020

Sold Price

\$1,045,000

Sold Date

13-Apr-24

4 3 1

Distance

0.37km

RS = Recent sale UN = Undisclosed Sale

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