

## 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 ROSEWALL STREET 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

\$690,000

&

\$740,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

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

8 HASSETT STREET SUNSHINE NORTH VIC 3020	\$720,000	17-Feb-24
89 SUFFOLK ROAD SUNSHINE NORTH VIC 3020	\$740,000	18-Nov-23
45 LODDEN STREET SUNSHINE NORTH VIC 3020	\$722,000	16-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: 24 April 2024



**8 HASSETT STREET SUNSHINE  
NORTH VIC 3020**

4 1 2

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date **17-Feb-24**

Distance **0.42km**



**89 SUFFOLK ROAD SUNSHINE  
NORTH VIC 3020**

5 2 -

Sold Price

**\$740,000**

Sold Date **18-Nov-23**

Distance **0.72km**



**45 LODDEN STREET SUNSHINE  
NORTH VIC 3020**

2 1 2

Sold Price

<sup>RS</sup> **\$722,000**

Sold Date **16-Apr-24**

Distance **0.22km**

RS = Recent sale

UN = Undisclosed Sale

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