

# 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

5/437 Ballarat Road, Sunshine Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$235,000

### Median sale price

Median price

\$440,350

Property Type

Unit

Suburb

Sunshine

Period - From

01/10/2022

to

30/09/2023

Source

REIV

### 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 six 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
1	24/2-4 The Gables ALBION 3020	\$230,000	16/11/2023
2	20/2-4 The Gables SUNSHINE 3020	\$220,000	09/10/2023
3	12/437 Ballarat Rd SUNSHINE 3020	\$180,000	28/07/2023

**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 six months.~~

This Statement of Information was prepared on:

23/11/2023 17:07



**Property Type:** Strata Unit/Flat

**Agent Comments**

**Indicative Selling Price**

\$235,000

**Median Unit Price**

Year ending September 2023: \$440,350

## Comparable Properties



**24/2-4 The Gables ALBION 3020 (REI)**

**Agent Comments**



**Price:** \$230,000

**Method:** Private Sale

**Date:** 16/11/2023

**Property Type:** Apartment



**20/2-4 The Gables SUNSHINE 3020 (REI)**

**Agent Comments**



**Price:** \$220,000

**Method:** Private Sale

**Date:** 09/10/2023

**Property Type:** Unit



**12/437 Ballarat Rd SUNSHINE 3020 (REI)**

**Agent Comments**



**Price:** \$180,000

**Method:** Private Sale

**Date:** 28/07/2023

**Property Type:** Apartment

**Land Size:** 3304 sqm approx