

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 5/5 Lodden Street, Sunshine North Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$600,000 & \$650,000

Median sale price

Median price \$660,000 Property Type Townhouse Suburb Sunshine North

Period - From 05/06/2023 to 04/06/2024 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	7/119 Cornwall Rd SUNSHINE 3020	\$660,000	24/01/2024
2	4/60 St Andrews Dr SUNSHINE NORTH 3020	\$615,000	13/03/2024
3	50b Selwyn St ALBION 3020	\$600,000	23/03/2024

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: 05/06/2024 12:12



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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median Townhouse Price

05/06/2023 - 04/06/2024: \$660,000

Comparable Properties



7/119 Cornwall Rd SUNSHINE 3020 (REI/VG)

Agent Comments

3 2 2

Price: \$660,000

Method: Private Sale

Date: 24/01/2024

Property Type: Townhouse (Single)



4/60 St Andrews Dr SUNSHINE NORTH 3020 (REI/VG)

Agent Comments

3 2 2

Price: \$615,000

Method: Private Sale

Date: 13/03/2024

Property Type: Townhouse (Single)



50b Selwyn St ALBION 3020 (REI/VG)

Agent Comments

3 2 2

Price: \$600,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Townhouse (Res)