

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

704/1 FOUNDRY ROAD 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

\$300,000

&

\$330,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Jun 2023

to

31 May 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

107/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$310,000	21-Oct-23
114/1 FOUNDRY ROAD SUNSHINE VIC 3020	\$310,000	08-Dec-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: 19 June 2024



**107/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

 2  1  -

Sold Price

\$310,000

Sold Date

21-Oct-23

Distance

0km



**114/1 FOUNDRY ROAD SUNSHINE
VIC 3020**

 2  1  1

Sold Price

Sold Date

08-Dec-23

Distance

0.05km

RS = Recent sale

UN = Undisclosed Sale

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