

## 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

8/39-43 FRASER STREET SUNSHINE 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Feb 2023

to

31 Jan 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

2/116 MORRIS STREET SUNSHINE VIC 3020	\$510,000	28-Oct-23
3/21 NORMA STREET SUNSHINE VIC 3020	\$505,000	23-Oct-23
310/254 HAMPSHIRE ROAD SUNSHINE VIC 3020	\$475,000	29-Nov-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: 22 February 2024



**2/116 MORRIS STREET SUNSHINE  
VIC 3020**

 2  1  1

Sold Price

**\$510,000**

Sold Date

**28-Oct-23**

Distance

**1.11km**



**3/21 NORMA STREET SUNSHINE  
VIC 3020**

 2  1  1

Sold Price

**\$505,000**

Sold Date

**23-Oct-23**

Distance

**1.87km**



**310/254 HAMPSHIRE ROAD  
SUNSHINE VIC 3020**

 2  2  1

Sold Price

**\$475,000**

Sold Date

**29-Nov-23**

Distance

**0.85km**

RS = Recent sale

UN = Undisclosed Sale

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