

## 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 FORD AVENUE 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

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

House

Suburb

Sunshine North

Period-from

01 Nov 2022

to

31 Oct 2023

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

|   |           |           |
|---|-----------|-----------|
| 15 MANSFIELD AVENUE SUNSHINE NORTH VIC 3020 | \$685,000 | 11-Jul-23 |
| 14 MALDON COURT SUNSHINE NORTH VIC 3020     | \$700,000 | 17-Jul-23 |
| 56 MCINTYRE ROAD SUNSHINE NORTH VIC 3020    | \$695,000 | 28-Oct-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: 02 November 2023

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**15 MANSFIELD AVENUE SUNSHINE  
NORTH VIC 3020**

 2  1  1

Sold Price

**\$685,000**

Sold Date

**11-Jul-23**

Distance

**0.29km**



**14 MALDON COURT SUNSHINE  
NORTH VIC 3020**

 3  1  2

Sold Price

**\$700,000**

Sold Date

**17-Jul-23**

Distance

**0.44km**



**56 MCINTYRE ROAD SUNSHINE  
NORTH VIC 3020**

 3  1  2

Sold Price

<sup>RS</sup> **\$695,000**

Sold Date

**28-Oct-23**

Distance

**1.07km**

RS = Recent sale

UN = Undisclosed Sale

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