

## 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 HASSETT STREET 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

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$718,000

Property type

House

Suburb

Sunshine North

Period-from

01 Jan 2023

to

31 Dec 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

56 MCINTYRE ROAD SUNSHINE NORTH VIC 3020	\$695,000	28-Oct-23
34 BARWON AVENUE SUNSHINE NORTH VIC 3020	\$725,000	07-Sep-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: 15 January 2024



**56 MCINTYRE ROAD SUNSHINE  
NORTH VIC 3020**

3 1 2

Sold Price **\$695,000** Sold Date **28-Oct-23**

Distance **0.08km**



**34 BARWON AVENUE SUNSHINE  
NORTH VIC 3020**

5 2 4

Sold Price <sup>RS</sup> **\$725,000** Sold Date **07-Sep-23**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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