

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

FORMERLY KNOWN AS
2/13 RUTH STREET SUNSHINE NORTH VIC 3020
NOW KNOWN AS 8 LODDEN STREET SUNSHINE NORTH

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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$576,250

Property type

Unit

Suburb

Sunshine North

Period-from

01 Mar 2023

to

29 Feb 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

27 OMEGA STREET SUNSHINE VIC 3020	\$710,000	06-Feb-24
105 FERNDAL ROAD SUNSHINE NORTH VIC 3020	\$655,000	27-Sep-23
2/67 SANDFORD AVENUE SUNSHINE NORTH VIC 3020	\$508,000	29-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: 27 March 2024



27 OMEGA STREET SUNSHINE VIC 3020

1 1 1

Sold Price

\$710,000

Sold Date **06-Feb-24**

Distance **0.77km**



105 FERNDALE ROAD SUNSHINE NORTH VIC 3020

3 1 1

Sold Price

\$655,000

Sold Date **27-Sep-23**

Distance **0.75km**



2/67 SANDFORD AVENUE SUNSHINE NORTH VIC 3020

3 1 1

Sold Price

\$508,000

Sold Date **29-Dec-23**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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