

## 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

9 TYLER 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

\$840,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$800,000

Property type

Other

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

17 SERVANTE STREET SUNSHINE VIC 3020	\$840,000	16-Mar-24
3 ROBINSON STREET SUNSHINE VIC 3020	\$895,000	28-Mar-24

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: 26 June 2024

Huy Ho  
M 0412680567  
E hoang@dkpropertypartners.com



**17 SERVANTE STREET SUNSHINE  
VIC 3020**

Sold Price **\$840,000** Sold Date **16-Mar-24**

3 1 -

Distance **0.11km**



**3 ROBINSON STREET SUNSHINE  
VIC 3020**

Sold Price **\$895,000** Sold Date **28-Mar-24**

4 1 1

Distance **0.21km**

RS = Recent sale      UN = Undisclosed Sale

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