

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

4/94-98 Hampshire Road Sunshine VIC 3020

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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$395,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Feb 2020

to

31 Jan 2021

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

2/22 Benjamin Street Sunshine VIC 3020	\$620,000	09-Oct-20
20 Dorothy Avenue Sunshine VIC 3020	\$620,000	05-Nov-20
4 Omega Street Sunshine VIC 3020	\$647,000	14-Jan-21

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 February 2021

Tan Truong

P 93009005

M 0403214933

E tan@bellsrealstate.com.au



2/22 Benjamin Street Sunshine VIC 3020

Sold Price

\$620,000

Sold Date **09-Oct-20**

3 2 1

Distance **0.3km**



20 Dorothy Avenue Sunshine VIC 3020

Sold Price

^{RS} **\$620,000** ^{UN}

Sold Date **05-Nov-20**

3 2 2

Distance **1.33km**



4 Omega Street Sunshine VIC 3020

Sold Price

^{RS} **\$647,000**

Sold Date **14-Jan-21**

3 2 1

Distance **1.35km**

RS = Recent sale

UN = Undisclosed Sale

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