

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 48 Station Place, Sunshine, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$0

Median sale price

Median price NA Property Type House Suburb Sunshine (3020)

Period - From 01/01/2021 to 25/05/2021 Source RP Data

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
1 LEONARD STREET, SUNSHINE VIC 3020	\$1,070,000	20/03/2021
96 MONASH STREET, SUNSHINE VIC 3020	\$880,000	11/05/2021
69 DICKSON STREET, SUNSHINE VIC 3020	\$1,295,000	08/05/2021

This Statement of Information was prepared on: 25/05/2021