

## 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

65 Cary 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$695,000

Property type

House

Suburb

Sunshine North

Period-from

01 Jun 2020

to

31 May 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 Baynton Avenue Sunshine North VIC 3020	\$700,000	29-Mar-21
46 Clayton Street Sunshine North VIC 3020	\$602,000	22-Oct-20
80 Sandford Avenue Sunshine North VIC 3020	\$706,000	27-Feb-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: 28 June 2021

Dean Larti  
P 93009000  
M 0403 675 922  
E dean@bellsrealestate.com.au



## 2 Baynton Avenue Sunshine North VIC 3020

2 1 2

Sold Price

<sup>RS</sup> **\$700,000**

Sold Date

**29-Mar-21**

Distance

**0.64km**



## 46 Clayton Street Sunshine North VIC 3020

3 2 2

Sold Price

**\$602,000**

Sold Date

**22-Oct-20**

Distance

**0.26km**



## 80 Sandford Avenue Sunshine North VIC 3020

2 1 1

Sold Price

**\$706,000**

Sold Date

**27-Feb-21**

Distance

**0.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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