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	2/24 ERNEST STREET 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	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Sunshine
Period-from	01 Aug 2021	to	31 Jul 2022	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
1/20-22 COOPER STREET SUNSHINE VIC 3020	$580,000	21-May-22
5/32-34 ADAMSON STREET BRAYBROOK VIC 3019	$582,000	28-Apr-22

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: 10 August 2022

CONSUMER AFFAIRS VICTORIA

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1/20-22 COOPER STREET SUNSHINE VIC 3020

2 1 1

Sold Price RS **$580,000** Sold Date **21-May-22**

Distance **0.92km**



5/32-34 ADAMSON STREET BRAYBROOK VIC 3019

2 1 2

Sold Price **$582,000** Sold Date **28-Apr-22**

Distance **1.28km**

RS = Recent sale **UN** = Undisclosed Sale

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