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	5 ROUSSAC COURT SUNSHINE NORTH 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	$660,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Sunshine North
Period-from	01 Jun 2022	to	31 May 2023	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
3 ALVINA STREET SUNSHINE NORTH VIC 3020	$710,000	18-Feb-23
219 MCINTYRE ROAD SUNSHINE NORTH VIC 3020	$680,000	23-Mar-23
5 TANIA STREET SUNSHINE NORTH VIC 3020	$722,500	24-Mar-23

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: 01 June 2023

DouglasKay Estate Agents

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3 ALVINA STREET SUNSHINE NORTH VIC 3020

3 1 2

Sold Price **$710,000** Sold Date **18-Feb-23**

Distance **0.38km**



219 MCINTYRE ROAD SUNSHINE NORTH VIC 3020

3 1 4

Sold Price **$680,000** Sold Date **23-Mar-23**

Distance **0.35km**



5 TANIA STREET SUNSHINE NORTH VIC 3020

3 1 1

Sold Price **$722,500** Sold Date **24-Mar-23**

Distance **0.42km**

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

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