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	50 FURLONG ROAD 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	$630,000	&	$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$750,000	Property type	House	Suburb	Sunshine North
Period-from	01 Feb 2024	to	31 Jan 2025	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
25 SHADOWBOX COURT SUNSHINE NORTH VIC 3020	$673,000	11-Sep-24
16 LAUREL STREET ST ALBANS VIC 3021	$665,000	26-Oct-24
48 LOVELL DRIVE ST ALBANS VIC 3021	$645,000	25-Nov-24

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: 17 February 2025

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25 SHADOWBOX COURT SUNSHINE NORTH VIC 3020

3 2 1

Sold Price **$673,000** Sold Date **11-Sep-24**

Distance **1.85km**



16 LAUREL STREET ST ALBANS VIC 3021

3 2 2

Sold Price **$665,000** Sold Date **26-Oct-24**

Distance **1.11km**



48 LOVELL DRIVE ST ALBANS VIC 3021

3 2 4

Sold Price **$645,000** Sold Date **25-Nov-24**

Distance **1.95km**

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

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