

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

1/60 ST ANDREWS DRIVE 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

\$650,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$602,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Jun 2021

to

31 May 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

18/40 ERROL STREET BRAYBROOK VIC 3019	\$710,000	21-Mar-22
2/9 METHERALL STREET SUNSHINE NORTH VIC 3020	\$700,000	28-May-22
8/15 MYAMYN STREET BRAYBROOK VIC 3019	\$650,000	21-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: 20 June 2022

DYNAMIC

RESIDENTIAL

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**18/40 ERROL STREET
BRAYBROOK VIC 3019**

3 2 1

Sold Price

\$710,000

Sold Date

21-Mar-22

Distance

0.86km



**2/9 METHERALL STREET
SUNSHINE NORTH VIC 3020**

3 2 2

Sold Price

^{RS} **\$700,000**

Sold Date

28-May-22

Distance

1.91km



**8/15 MYAMYN STREET
BRAYBROOK VIC 3019**

3 2 1

Sold Price

^{RS} **\$650,000**

Sold Date

21-Apr-22

Distance

1.98km

RS = Recent sale

UN = Undisclosed Sale

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