

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

2/60 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Unit

Suburb

Sunshine North

Period-from

01 Sep 2021

to

31 Aug 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

3/15 MULLENGER ROAD BRAYBROOK VIC 3019	\$630,000	21-Mar-22
1/6 RAVENHALL STREET BRAYBROOK VIC 3019	\$630,000	26-May-22
2A TUDOR ROAD SUNSHINE NORTH VIC 3020	\$610,000	20-Jul-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: 13 September 2022

DYNAMIC

RESIDENTIAL

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3/15 MULLENGER ROAD BRAYBROOK VIC 3019

3 2 2

Sold Price **\$630,000** Sold Date **21-Mar-22**

Distance **0.52km**



1/6 RAVENHALL STREET BRAYBROOK VIC 3019

3 1 1

Sold Price Sold Date **26-May-22**

Distance **1.75km**



2A TUDOR ROAD SUNSHINE NORTH VIC 3020

3 1 1

Sold Price ^{RS} **\$610,000** Sold Date **20-Jul-22**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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