

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

1/16 Fawcett Street 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

\$730,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Other

Suburb

Sunshine North

Period-from

01 Jan 2020

to

31 Dec 2020

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

2 Farnsworth Street Sunshine VIC 3020	\$720,000	16-May-20
4/10 Lorenz Street Sunshine VIC 3020	\$822,000	23-Jan-21
3/10 Lorenz Street Sunshine VIC 3020	\$822,000	23-Dec-20

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: 25 January 2021



2 Farnsworth Street Sunshine VIC 3020

 3
  2
  2

Sold Price

\$720,000

Sold Date **16-May-20**

Distance

1.14km



4/10 Lorenz Street Sunshine VIC 3020

 3
  2
  2

Sold Price

^{RS} **\$822,000**

Sold Date **23-Jan-21**

Distance

1.24km



3/10 Lorenz Street Sunshine VIC 3020

 3
  2
  2

Sold Price

Sold Date **23-Dec-20**

Distance

1.25km

RS = Recent sale

UN = Undisclosed Sale

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