

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

11/3-5 Lodden 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

\$500,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$572,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Mar 2020

to

28 Feb 2021

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

3/93 Cumberland Street Sunshine North VIC 3020	\$490,000	07-Dec-20
8/19 Mayne Street Sunshine West VIC 3020	\$490,000	30-Dec-20
1/160 Duke Street Braybrook VIC 3019	\$540,000	11-Jan-21

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: 04 March 2021



3/93 Cumberland Street Sunshine North VIC 3020

 2  1  1

Sold Price **\$490,000** Sold Date **07-Dec-20**

Distance **1.22km**



8/19 Mayne Street Sunshine West VIC 3020

 2  1  1

Sold Price ^{RS} **\$490,000** Sold Date **30-Dec-20**

Distance **2.11km**



1/160 Duke Street Braybrook VIC 3019

 2  1  1

Sold Price **\$540,000** Sold Date **11-Jan-21**

Distance **1.43km**

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

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Including suburb and
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2/3-5 Lodden 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

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\$572,500

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Sunshine North

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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

3/6 Lorraine Court Sunshine VIC 3020	\$575,000	25-Feb-21
5 Dodd Street Braybrook VIC 3019	\$595,000	05-Feb-21
6A Blackmore Street Sunshine North VIC 3020	\$630,000	12-Dec-20

OR

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**3/6 Lorraine Court Sunshine VIC 3020**

🛏️ 2 🚿 2 🚗 1

Sold Price

RS

\$575,000

Sold Date

25-Feb-21

Distance

1.69km**5 Dodd Street Braybrook VIC 3019**

🛏️ 2 🚿 1 🚗 1

Sold Price

RS

\$595,000

Sold Date

05-Feb-21

Distance

2.13km**6A Blackmore Street Sunshine North VIC 3020**

🛏️ 3 🚿 2 🚗 2

Sold Price

\$630,000

Sold Date

12-Dec-20

Distance

0.35km

RS = Recent sale

UN = Undisclosed Sale

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