

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

5/27 GARNET 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

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Other

Suburb

Sunshine North

Period-from

01 Jun 2023

to

31 May 2024

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

2/29 BANGERANG AVENUE SUNSHINE NORTH VIC 3020	\$575,000	15-Mar-24
2/9 BUSCH STREET SUNSHINE NORTH VIC 3020	\$570,000	25-Sep-23
2/7 BOISDALE AVENUE SUNSHINE NORTH VIC 3020	\$550,000	21-Oct-23

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 June 2024



**2/29 BANGERANG AVENUE
SUNSHINE NORTH VIC 3020**

2 1 2

Sold Price **\$575,000** Sold Date **15-Mar-24**

Distance **1.29km**



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

2 2 1

Sold Price **\$570,000** Sold Date **25-Sep-23**

Distance **0.7km**



**2/7 BOISDALE AVENUE SUNSHINE
NORTH VIC 3020**

3 2 2

Sold Price **\$550,000** Sold Date **21-Oct-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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