



# Statement of Information

Section 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Address

**36 LEONARD STREET SUNSHINE 3020**

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or Range Between

\$700,000

&

\$770,000

## Median sale price

Median price

\$795,000

3 bedroom house

Suburb

Sunshine 3020

Period - From

April 2023

to

March 2024

Source

domain.com.au

## Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|----------------------------------|-----------|--------------|
| 383 Ballarat Road, Sunshine 3020 | \$630,000 | 06/04/2024   |
| 34 Cannon Street, Sunshine 3020  | \$775,000 | 24/03/2024   |
| 5 Lynch Street, Sunshine 3020    | \$810,000 | 29/11/2023   |

This Statement of Information was prepared on 12th April 2024