

## 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 TANIA STREET SUNSHINE NORTH VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$720,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

House

Suburb

Sunshine North

Period-from

01 Apr 2023

to

31 Mar 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

12 HERON AVENUE SUNSHINE NORTH VIC 3020	\$750,000	10-Feb-24
13 SOMERSET DRIVE SUNSHINE NORTH VIC 3020	\$785,000	07-Mar-24

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: 06 April 2024



**12 HERON AVENUE SUNSHINE  
NORTH VIC 3020**

 3  1  2

Sold Price **\$750,000** Sold Date **10-Feb-24**

Distance **0.33km**



**13 SOMERSET DRIVE SUNSHINE  
NORTH VIC 3020**

 4  2  1

Sold Price <sup>RS</sup> **\$785,000** Sold Date **07-Mar-24**

Distance **0.44km**

RS = Recent sale      UN = Undisclosed Sale

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