

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address Including suburb and postcode LUMA Collection 7 – 247 St Albans Road, Sunshine North VIC 3020

### Indicative selling price

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

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Ikon - 2 bedroom, 1 bathroom, 1 car townhouse Lot 124, 125, 126, 210, 212		Or range between	\$499,000		\$535,000
Alto & Jeon - 3 bedroom, 2.5 bathroom, 2 car townhouse Lot 147, 202		Or range between	\$675,000		\$685,000
Elko 3 bedroom, 2.5 bathroom, 2 car townhouse Lot 223	\$720,000				

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price \$540,000 Suburb Sunshine

Period - From 01/04/2021 To 01/06/2021 Source Corelogic

## Comparable property sales

A\* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Ikon - 2 bedroom, 1 bathroom, 1 car townhouse Lot 124, 125, 126, 210, 212	1 Lot 137 – Brushbox Street, Sunshine North 3020	\$525,000	31/07/2021
	2 Lot 136 – Brushbox Street, Sunshine North 3020	\$526,490	31/07/2021
	3 Lot 122 – LUMA, Sunshine North 3020	\$526,990	19/06/2021

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Alto & Jeon - 3 bedroom, 2.5 bathroom, 2 car townhouse Lot 147, 202	1 Lot 148 – Brushbox Street, Sunshine North 3020	\$685,000	19/06/2021
	2 Lot 153 – Brushbox Street, Sunshine North 3020	\$686,890	18/06/2021
	3 Lot 152 – LUMA, Sunshine North 3020	\$679,880	13/03/2021

### Unit type or class

E.g. One bedroom units

	Address of comparable unit	Price	Date of sale
Elko 3 bedroom, 2.5 bathroom, 2 car townhouse Lot 223	1 Lot 220 – Willowbank Boulevard, Sunshine North 3020	\$699,490	31/03/2021
	2 Lot 221 – Ribbonwood Crescent, Sunshine North 3020	\$701,380	22/05/2021
	3 Lot 222 – Ribbonwood Crescent, Sunshine North 3020	\$695,000	27/06/2021