

## 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

2/26 Hampshire Road Sunshine 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

\$310,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,000

Property type

Unit

Suburb

Sunshine

Period-from

01 Sep 2020

to

31 Aug 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

10/74-76 Anderson Road Sunshine VIC 3020	\$270,000	06-Feb-21
8/2 Forrest Street Albion VIC 3020	\$275,000	16-Apr-21
9/4 Cooper Street Sunshine VIC 3020	\$305,000	07-Jul-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: 28 September 2021



**10/74-76 Anderson Road Sunshine VIC 3020**

2 1 1

Sold Price

**\$270,000**

Sold Date

**06-Feb-21**

Distance

**0.66km**



**8/2 Forrest Street Albion VIC 3020**

2 1 -

Sold Price

**\$275,000**

Sold Date

**16-Apr-21**

Distance

**1.09km**



**9/4 Cooper Street Sunshine VIC 3020**

2 1 1

Sold Price

**\$305,000**

Sold Date

**07-Jul-21**

Distance

**1.17km**

RS = Recent sale

UN = Undisclosed Sale

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