

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

8 Rice Flower Road 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Land

Suburb

Sunshine North

Period-from

01 Apr 2020

to

31 Mar 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

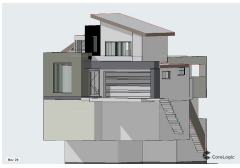
Date of sale

10 Rice Flower Road Sunshine North VIC 3020	\$530,000	09-Apr-21
1 Riverbend Way Sunshine North VIC 3020	\$570,000	04-Mar-21
39 Riverbend Way Sunshine North VIC 3020	\$525,000	25-Feb-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: 12 April 2021



10 Rice Flower Road Sunshine North VIC 3020

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Sold Price

^{RS} **\$530,000**

Sold Date

09-Apr-21

Distance

0.02km



1 Riverbend Way Sunshine North VIC 3020

-
 -
 -

Sold Price

^{RS} **\$570,000**

Sold Date

04-Mar-21

Distance

0.07km



39 Riverbend Way Sunshine North VIC 3020

-
 -
 -

Sold Price

^{RS} **\$525,000**

Sold Date

25-Feb-21

Distance

0.24km

RS = Recent sale UN = Undisclosed Sale

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