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	9 ANDREW STREET SUNSHINE 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~~		or range between	$660,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$810,500	Property type	House	Suburb	Sunshine
Period-from	01 Mar 2024	to	28 Feb 2025	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
14 LEONARD STREET SUNSHINE VIC 3020	$685,000	15-Oct-24
9 APPLEBY COURT SUNSHINE VIC 3020	$685,000	25-Oct-24
15 ALICE STREET SUNSHINE VIC 3020	$675,000	16-Oct-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: 12 March 2025

DouglasKay Estate Agents
Amin Chebib
M 0425 545 695
E amin@douglaskay.com.au



14 LEONARD STREET SUNSHINE VIC 3020

4 1 2

Sold Price **$685,000** Sold Date **15-Oct-24**

Distance **0.47km**



9 APPLEBY COURT SUNSHINE VIC 3020

3 1 1

Sold Price Sold Date **25-Oct-24**

Distance **0.61km**



15 ALICE STREET SUNSHINE VIC 3020

2 1 -

Sold Price **$675,000** Sold Date **16-Oct-24**

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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