

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

4/3 MANSFIELD AVENUE 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

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,750

Property type

Unit

Suburb

Sunshine North

Period-from

01 Jun 2024

to

31 May 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

1/3 HOAD STREET SUNSHINE NORTH VIC 3020	\$510,000	22-Mar-25
69 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020	\$600,000	14-May-25
42 WINGED FOOT DRIVE SUNSHINE NORTH VIC 3020	\$730,000	26-May-25

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: 30 June 2025

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1/3 HOAD STREET SUNSHINE NORTH VIC 3020

3 2 1

Sold Price **\$510,000** Sold Date **22-Mar-25**

Distance **0.39km**



69 WESTMORELAND ROAD SUNSHINE NORTH VIC 3020

3 1 1

Sold Price ^{RS} **\$600,000** Sold Date **14-May-25**

Distance **0.78km**



42 WINGED FOOT DRIVE SUNSHINE NORTH VIC 3020

3 2 2

Sold Price ^{RS} **\$730,000** Sold Date **26-May-25**

Distance **1.62km**

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

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