

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

1/8 COUPER-ANGUS GROVE 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

\$570,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Sunshine

Period-from

01 Jan 2025

to

31 Dec 2025

Source

Cotality

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

1/7 MAYO STREET SUNSHINE VIC 3020	\$595,000	06-Jun-25
1/75 GLENGALA ROAD SUNSHINE WEST VIC 3020	\$592,000	16-Jul-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.

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Rabbitree Real Estate

M +61396296110

E admin@rabbitree.com.au



**1/7 MAYO STREET SUNSHINE VIC
3020**

3 2 1

Sold Price

\$595,000

Sold Date

06-Jun-25

Distance

0.16km

**1/75 GLENGALA ROAD SUNSHINE
WEST VIC 3020**

3 2 1

Sold Price

\$592,000

Sold Date

16-Jul-25

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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