

Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Unit offered for sale

Address
Including suburb and
postcode

LUMA – 247 St Albans 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)

Unit type or class e.g. One bedroom units	Single price		Lower price	&	Higher price
Ikon - 2 bedroom, 1 bathroom, 1 car townhouse Lot 134, 135		Or range between	\$549,000		\$565,000
Keon - 2 bedroom, 1.5 bathroom, 1 car townhouse Lot 102, 106, 128, 129		Or range between	\$560,000		\$575,000
Jeon - 3 bedroom, 2.5 bathroom, 2 car townhouse Lot 109, 113, 115, 116, 127		Or range between	\$650,000		\$675,000
Ebon 1 bedroom, 1 bathroom, 1 car townhouse Lot 161	\$375,000				

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price	\$515,000	Suburb	Sunshine North
Period - From	01/02/2020	To	04/02/2021
Source	REA		

Comparable property sales

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Ikon - 2 bedroom, 1 bathroom, 1 car townhouse Lot 134, 135	1 3/7 Washington Street, St Albans, Vic 3021	\$510,000	26/01/2021
	2 2/9 Hutchinson Street, Albion, Vic 3020	\$572	14/01/2021
	3 2/42 Burnewang Street, Albion, Vic 3020	\$555	17/12/2020

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Keon - 2 bedroom, 1.5 bathroom, 1 car townhouse Lot 102, 106, 128, 129	1 2a Sturt Street, Sunshine, Vic 3020	\$531	11/12/2020
	2 2/9 Hutchinson Street, Albion, Vic 3020	\$572	14/01/2021
	3 2/42 Burnewang Street, Albion, Vic 3020	\$555	17/12/2020

Unit type or class

E.g. One bedroom units

Unit type or class	Address of comparable unit	Price	Date of sale
Jeon - 3 bedroom, 2.5 bathroom, 2 car townhouse Lot 109, 113, 115, 116, 127	1 2/77 Talintyre Road, Sunshine West, Vic 3020	\$650	12/02/2021
	2 18 Dorothy Avenue, Sunshine, Vic 3020	\$690	05/02/2021
	3 1/6 Lorraine Court, Sunshine, Vic 3020	\$675,500	22/01/2021