

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

2/24 Victor Street, Sunshine North Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$340,000

&

\$370,000

Median sale price

Median price

\$445,500

House

Unit

X

Suburb

Sunshine North

Period - From

01/07/2016

to

30/06/2017

Source

REIV

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 six 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	14/16 Eastcote St SUNSHINE NORTH 3020	\$355,000	09/09/2017
2	2/20 Belmore Rd SUNSHINE NORTH 3020	\$330,000	29/08/2017
3	714/1 Foundry Rd SUNSHINE 3020	\$320,000	22/04/2017

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 six months.~~



 2  1  1

Rooms:

Property Type: Unit

Agent Comments

Indicative Selling Price

\$340,000 - \$370,000

Median Unit Price

Year ending June 2017: \$445,500

Comparable Properties

14/16 Eastcote St SUNSHINE NORTH 3020 (REI)

Agent Comments

 2  1  1

Price: \$355,000

Method: Auction Sale

Date: 09/09/2017

Rooms: -

Property Type: Unit



2/20 Belmore Rd SUNSHINE NORTH 3020 (REI)

Agent Comments

 1  1  1

Price: \$330,000

Method: Private Sale

Date: 29/08/2017

Rooms: -

Property Type: Unit

714/1 Foundry Rd SUNSHINE 3020 (REI)

Agent Comments

 2  1  1

Price: \$320,000

Method: Private Sale

Date: 22/04/2017

Rooms: -

Property Type: Apartment