

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
3 Halong Drive, Sunshine North Vic 3020

Indicative selling price

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

Range between \$1,170,000 & \$1,270,000

Median sale price

Median price \$687,500 House Unit Suburb Sunshine North

Period - From 01/01/2018 to 31/12/2018 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	211 Duke St SUNSHINE NORTH 3020	\$1,530,000	22/09/2018
2	4 Rivervalley Blvd SUNSHINE NORTH 3020	\$1,310,000	16/06/2018
3	84 Cumberland St SUNSHINE NORTH 3020	\$1,191,000	04/12/2018

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.



4 2 2

Rooms:
Property Type: House (Res)
Land Size: 580 sqm approx
Agent Comments

Indicative Selling Price
\$1,170,000 - \$1,270,000
Median House Price
Year ending December 2018: \$687,500

Comparable Properties

211 Duke St SUNSHINE NORTH 3020 (REI) Agent Comments

4 4 2

Price: \$1,530,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 630 sqm approx

4 Rivervalley Blvd SUNSHINE NORTH 3020 (REI) Agent Comments

6 5 2

Price: \$1,310,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 550 sqm approx

84 Cumberland St SUNSHINE NORTH 3020 (REI) Agent Comments

5 3 2

Price: \$1,191,000
Method: Private Sale
Date: 04/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 690 sqm approx