

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	14/16 Eastcote Street, Sunshine North Vic 3020
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Indicative selling price

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

Range between	\$300,000	&	\$320,000
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Median sale price

Median price	\$445,500	House		Unit	X	Suburb	Sunshine North
Period - From	01/07/2016	to	30/06/2017	Source	REIV		

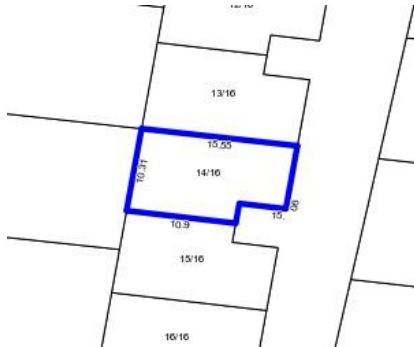
Comparable property sales (*Delete A or B below as applicable)

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	3/39 Fraser St SUNSHINE 3020	\$360,000	28/02/2017
2	8/10 Burnewang St ALBION 3020	\$325,000	25/04/2017
3	5/2 Alexandra Av SUNSHINE 3020	\$287,000	10/05/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$300,000 - \$320,000
Median Unit Price
Year ending June 2017: \$445,500

Comparable Properties



3/39 Fraser St SUNSHINE 3020 (REI)

Agent Comments



Price: \$360,000
Method: Private Sale
Date: 28/02/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



8/10 Burnewang St ALBION 3020 (REI)

Agent Comments



Price: \$325,000
Method: Private Sale
Date: 25/04/2017
Rooms: -
Property Type: Flat



5/2 Alexandra Av SUNSHINE 3020 (REI)

Agent Comments



Price: \$287,000
Method: Private Sale
Date: 10/05/2017
Rooms: -
Property Type: Unit