

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**98 FURLONG ROAD, SUNSHINE NORTH,**

3 1 2

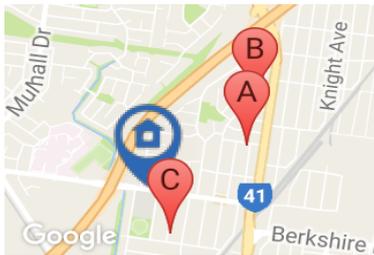
Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**\$650,000 to 700,000**

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

## SUBURB MEDIAN



**SUNSHINE NORTH, VIC, 3020**

Suburb Median Sale Price (House)

**\$615,000**

01 October 2016 to 31 March 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



**7 TANIA ST, SUNSHINE NORTH, VIC 3020**

3 1 2

Sale Price

**\*\$710,000**

Sale Date: 05/05/2017

Distance from Property: 713m



**1 TYRES CRT, SUNSHINE NORTH, VIC 3020**

3 1 4

Sale Price

**\*\$651,000**

Sale Date: 25/03/2017

Distance from Property: 927m



**2 BANGERANG AVE, SUNSHINE NORTH, VIC**

3 1 2

Sale Price

**\$675,000**

Sale Date: 04/01/2017

Distance from Property: 366m



This report has been compiled on 22/05/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

98 FURLONG ROAD, SUNSHINE NORTH, VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

650,000 to 700,000

### Median sale price

Median price

\$615,000

House

Unit

Suburb

SUNSHINE NORTH

Period

01 October 2016 to 31 March 2017

Source

pricfinder

### Comparable property sales

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
7 TANIA ST, SUNSHINE NORTH, VIC 3020	*\$710,000	05/05/2017
1 TYRES CRT, SUNSHINE NORTH, VIC 3020	*\$651,000	25/03/2017
2 BANGERANG AVE, SUNSHINE NORTH, VIC 3020	\$675,000	04/01/2017