

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

8 Braim Street 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)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

*House

*Unit

Suburb

Sunshine North

Period-from

01 Aug 2018

to

31 Jul 2019

Source

Corelogic

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 6 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 Braim Street Sunshine North VIC 3020	\$692,000	29-Jul-19
14 Holehouse Street Sunshine North VIC 3020	\$606,000	01-Jun-19
7 Berry Street Sunshine North VIC 3020	\$620,000	22-Jun-19

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 6 months.~~

This Statement of Information was prepared on: 30 August 2019

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1 Braim Street Sunshine North VIC 3020

3 1 1

Sold Price

\$692,000^{UN}

Sold Date

29-Jul-19

Distance

0.07km



14 Holehouse Street Sunshine North VIC 3020

3 1 1

Sold Price

\$606,000

Sold Date

01-Jun-19

Distance

0.52km



7 Berry Street Sunshine North VIC 3020

3 1 2

Sold Price

\$620,000

Sold Date

22-Jun-19

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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