

STATEMENT OF INFORMATION

49 CLAYTON STREET, SUNSHINE NORTH, VIC 3020

PREPARED BY MONIQUE RUGGIERI, BIGGIN & SCOTT SUNSHINE

WE DELIVER...

Biggin & Scott

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



49 CLAYTON STREET, SUNSHINE NORTH,  **3**  **1**  **4**

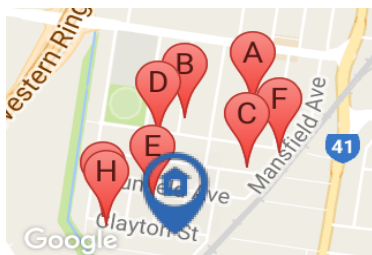
Indicative Selling Price

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

\$550,000 to 600,000

Provided by: monique ruggieri, Biggin & Scott Sunshine

SUBURB MEDIAN



SUNSHINE NORTH, VIC, 3020

Suburb Median Sale Price (House)

\$570,000

01 April 2016 to 31 March 2017

Provided by: 

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.



12 BAYNTON AVE, SUNSHINE NORTH, VIC

 **3**  **1**  **2**

Sale Price

***\$649,000**

Sale Date: 18/02/2017

Distance from Property: 527m



2 BANGERANG AVE, SUNSHINE NORTH, VIC

 **3**  **1**  **2**

Sale Price

\$675,000

Sale Date: 04/01/2017

Distance from Property: 422m



30 SANDFORD AVE, SUNSHINE NORTH, VIC

 **3**  **2**  **2**

Sale Price

\$570,000

Sale Date: 15/12/2016

Distance from Property: 337m



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49 METHERALL ST, SUNSHINE NORTH, VIC

3 2 2

Sale Price

\$605,000

Sale Date: 10/12/2016

Distance from Property: 361m



7 MELTON AVE, SUNSHINE NORTH, VIC 3020

3 1 6

Sale Price

\$580,000

Sale Date: 20/08/2016

Distance from Property: 145m



1 METHERALL ST, SUNSHINE NORTH, VIC

4 2 2

Sale Price

***\$630,000**

Sale Date: 08/04/2017

Distance from Property: 450m



78 CLAYTON ST, SUNSHINE NORTH, VIC 3020

2 2 2

Sale Price

\$576,000

Sale Date: 03/12/2016

Distance from Property: 245m



79 CLAYTON ST, SUNSHINE NORTH, VIC 3020

2 1 2

Sale Price

\$571,000

Sale Date: 12/11/2016

Distance from Property: 229m



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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

49 CLAYTON STREET, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Single Price / Range

550,000 to 600,000

Median sale price

Median price

\$570,000

House

X

Unit

Suburb

SUNSHINE NORTH

Period

01 April 2016 to 31 March 2017

Source



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
12 BAYNTON AVE, SUNSHINE NORTH, VIC 3020	*\$649,000	18/02/2017
2 BANGERANG AVE, SUNSHINE NORTH, VIC 3020	\$675,000	04/01/2017
30 SANDFORD AVE, SUNSHINE NORTH, VIC 3020	\$570,000	15/12/2016
49 METHERALL ST, SUNSHINE NORTH, VIC 3020	\$605,000	10/12/2016

7 MELTON AVE, SUNSHINE NORTH, VIC 3020	\$580,000	20/08/2016
1 METHERALL ST, SUNSHINE NORTH, VIC 3020	*\$630,000	08/04/2017
78 CLAYTON ST, SUNSHINE NORTH, VIC 3020	\$576,000	03/12/2016
79 CLAYTON ST, SUNSHINE NORTH, VIC 3020	\$571,000	12/11/2016