

# 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

2/13 Ruth Street, 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)

Range between

\$500,000

&

\$550,000

### Median sale price

Median price

\$483,000

Property Type

Unit

Suburb

Sunshine North

Period - From

01/10/2018

to

30/09/2019

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	1/23 Derrimut St ALBION 3020	\$522,500	07/09/2019
2	1/64 Phoenix St SUNSHINE NORTH 3020	\$514,000	25/05/2019
3	2/11-13 Mclean St ALBION 3020	\$505,000	05/10/2019

**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.~~

This Statement of Information was prepared on:

30/10/2019 11:53



 2    1    1

**Property Type:** villa unit

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

Year ending September 2019: \$483,000

## Comparable Properties

1/23 Derrimut St ALBION 3020 (REI)

Agent Comments

 2    1    2

**Price:** \$522,500

**Method:** Auction Sale

**Date:** 07/09/2019

**Property Type:** Townhouse (Res)



1/64 Phoenix St SUNSHINE NORTH 3020 (REI)   Agent Comments

 2    1    1

**Price:** \$514,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** Unit



2/11-13 Mclean St ALBION 3020 (REI)

Agent Comments

 2    1    1

**Price:** \$505,000

**Method:** Auction Sale

**Date:** 05/10/2019

**Property Type:** Unit