Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/13 Ruth Street, Sunshine North Vic 3020

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting			
Range betweer	\$500,000		&		\$550,000				
Median sale price									
Median price	\$483,000	Pro	operty Type	Unit			Suburb	Sunshine North	
Period - From	01/10/2018	to	30/09/2019		So	ource	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.

Ado	dress 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





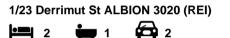




Property Type: villa unit Agent Comments

Indicative Selling Price \$500,000 - \$550,000 Median Unit Price Year ending September 2019: \$483,000

Comparable Properties



Agent Comments



Price: \$522,500



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



Price: \$514,000 Method: Auction Sale Date: 25/05/2019 Property Type: Unit



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



Price: \$505,000 Method: Auction Sale Date: 05/10/2019 Property Type: Unit Agent Comments

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.