

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

3/96 Westmoreland Road 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Other

Suburb

Sunshine North

Period-from

01 Nov 2018

to

31 Oct 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

1/96 Westmoreland Road Sunshine North VIC 3020	\$715,000	21-Sep-19
1/23 Cumberland Street Sunshine North VIC 3020	\$642,000	04-May-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: 01 November 2019



**1/96 Westmoreland Road Sunshine
North VIC 3020**

Sold Price

\$715,000

Sold Date

21-Sep-19

4 3 1

Distance

0.03km



**1/23 Cumberland Street Sunshine
North VIC 3020**

Sold Price

\$642,000

Sold Date

04-May-19

3 1 1

Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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