

## 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

1/64 Phoenix 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

\$495,000

&

\$540,000

#### Median sale price

Median price

\$510,000

House

Unit

X

Suburb

Sunshine North

Period - From

01/01/2018

to

31/12/2018

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 | 3/103 Churchill Av BRAYBROOK 3019          | \$500,000 | 27/03/2019   |
| 2 | 1/5-7 Craddock Ct SUNSHINE NORTH 3020      | \$452,000 | 17/11/2018   |
| 3 | 9/18 Northumberland Rd SUNSHINE NORTH 3020 | \$435,000 | 08/02/2019   |

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.



 2  1  1

**Rooms:**  
**Property Type:** unit  
**Agent Comments**

**Indicative Selling Price**  
\$495,000 - \$540,000  
**Median Unit Price**  
Year ending December 2018: \$510,000

## Comparable Properties



3/103 Churchill Av BRAYBROOK 3019 (REI)

**Agent Comments**

 2  1  1

**Price:** \$500,000  
**Method:** Private Sale  
**Date:** 27/03/2019  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 200 sqm approx

1/5-7 Craddock Ct SUNSHINE NORTH 3020 (REI)

**Agent Comments**

 2  1  2

**Price:** \$452,000  
**Method:** Auction Sale  
**Date:** 17/11/2018  
**Rooms:** -  
**Property Type:** Unit

9/18 Northumberland Rd SUNSHINE NORTH 3020 (REI)

**Agent Comments**

 2  2  1

**Price:** \$435,000  
**Method:** Private Sale  
**Date:** 08/02/2019  
**Rooms:** -  
**Property Type:** Unit