

# 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

14 Simpson 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 \$690,000 & \$750,000

### Median sale price

Median price \$664,000 Property Type House Suburb Sunshine North

Period - From 01/04/2019 to 31/03/2020 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	73 Northumberland Rd SUNSHINE NORTH 3020	\$751,000	22/02/2020
2	63 Warwick Rd SUNSHINE NORTH 3020	\$750,008	04/02/2020
3	4 Somerset Dr SUNSHINE NORTH 3020	\$675,000	03/02/2020

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:

24/06/2020 11:38



 3  1  4

**Property Type:** House  
**Land Size:** 613 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$690,000 - \$750,000  
**Median House Price**  
Year ending March 2020: \$664,000

## Comparable Properties



**73 Northumberland Rd SUNSHINE NORTH 3020 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$751,000  
**Method:** Auction Sale  
**Date:** 22/02/2020  
**Property Type:** House (Res)



**63 Warwick Rd SUNSHINE NORTH 3020 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$750,008  
**Method:** Private Sale  
**Date:** 04/02/2020  
**Property Type:** House



**4 Somerset Dr SUNSHINE NORTH 3020 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 03/02/2020  
**Property Type:** House