

#### 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	18 Buckley Avenue, Sunshine North Vic 3020
Including suburb and	
postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

\$550,000
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#### Median sale price

Median price	\$635,000	Hou	use X	Unit		Suburb	Sunshine North
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

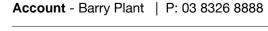
#### Comparable property sales (\*Delete A or B below as applicable)

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 70 Clayton St SUNSHINE NORTH 3020 \$552,500 15/06/2019 2 64 Dunkeld Av SUNSHINE NORTH 3020 \$550,000 18/05/2019 3 58 Cary St SUNSHINE NORTH 3020 \$540,000 27/04/2019

#### 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.







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Rooms:

Property Type: House Land Size: 333 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median House Price** Year ending June 2019: \$635,000

### Comparable Properties



70 Clayton St SUNSHINE NORTH 3020 (REI)



Price: \$552,500 Method: Auction Sale Date: 15/06/2019

Rooms: -

Property Type: House (Res) Land Size: 557 sqm approx

**Agent Comments** 











Property Type: House (Res) Land Size: 615 sqm approx

Agent Comments



58 Cary St SUNSHINE NORTH 3020 (REI)

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Price: \$540,000 Method: Auction Sale Date: 27/04/2019

Rooms: -

Property Type: House (Res) Land Size: 600 sqm approx

**Agent Comments** 

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