

## 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

18 Buckley Avenue, 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

\$500,000

&

\$550,000

#### Median sale price

Median price

\$635,000

House

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.



 3    1    1

**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)**

**Agent Comments**

 4    1    2

**Price:** \$552,500  
**Method:** Auction Sale  
**Date:** 15/06/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



**64 Dunkeld Av SUNSHINE NORTH 3020 (REI)**

**Agent Comments**

 3    1    4

**Price:** \$550,000  
**Method:** Auction Sale  
**Date:** 18/05/2019  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 615 sqm approx



**58 Cary St SUNSHINE NORTH 3020 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$540,000  
**Method:** Auction Sale  
**Date:** 27/04/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx