

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

2/17 Camperdown Avenue 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$427,500

Property type

Unit

Suburb

Sunshine North

Period-from

01 Dec 2018

to

30 Nov 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

3/9 Cranbourne Avenue Sunshine North VIC 3020	\$442,000	10-Jul-19
1/21 Mansfield Avenue Sunshine North VIC 3020	\$440,000	31-Oct-19
2A Toledo Road St Albans VIC 3021	\$450,000	09-Aug-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: 10 December 2019



3/9 Cranbourne Avenue Sunshine North VIC 3020

2 1 1

Sold Price

\$442,000

Sold Date

10-Jul-19

Distance

0.71km



1/21 Mansfield Avenue Sunshine North VIC 3020

3 2 1

Sold Price

^{RS} **\$440,000**

Sold Date

31-Oct-19

Distance

0.83km



2A Toledo Road St Albans VIC 3021

3 1 1

Sold Price

\$450,000

Sold Date

09-Aug-19

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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