

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/15 PHOENIX STREET, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Price Range:

\$630,000 to \$680,000

Median sale price

Median price

\$411,500

House

Unit

X

Suburb

SUNSHINE NORTH

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

Comparable property sales

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
1/13 EDNA ST, SUNSHINE NORTH, VIC 3020	*\$600,000	22/04/2017
2 MARTIN ST, SUNSHINE, VIC 3020	*\$635,000	03/06/2017
1 MENZIES ST, BRAYBROOK, VIC 3019	*\$695,000	15/06/2017