

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	78 Somerset Drive, Sunshine North Vic 3020
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Indicative selling price

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

Range between	\$680,000	&	\$740,000
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Median sale price

Median price	\$668,000	House	X	Unit		Suburb	Sunshine North
Period - From	01/10/2016	to	30/09/2017	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	19 Meadowbank Dr SUNSHINE NORTH 3020	\$690,000	23/09/2017
2	22 Meadowbank Dr SUNSHINE NORTH 3020	\$680,000	24/06/2017
3	12 Kingsmead Cl SUNSHINE NORTH 3020	\$677,000	08/07/2017

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  2  2

Rooms:

Property Type: House

Land Size: 628.366 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$740,000

Median House Price

Year ending September 2017: \$668,000

Comparable Properties



19 Meadowbank Dr SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  1  1

Price: \$690,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)

22 Meadowbank Dr SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  2  2

Price: \$680,000

Method: Auction Sale

Date: 24/06/2017

Rooms: 5

Property Type: House (Res)

Land Size: 550 sqm approx



12 Kingsmead CI SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  2  -

Price: \$677,000

Method: Sold Before Auction

Date: 08/07/2017

Rooms: -

Property Type: House (Res)

Land Size: 525 sqm approx