

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

10 EDNA STREET, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Single Price / Range

\$780,000 to \$850,000

Median sale price

Median price

\$570,000

House

X

Unit

Suburb

SUNSHINE NORTH

Period

01 April 2016 to 31 March 2017

Source

 pricefinder

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
34 WILTSHIRE ST, SUNSHINE NORTH, VIC 3020	\$850,000	25/03/2017
62 NORTHUMBERLAND RD, SUNSHINE NORTH, VIC 3020	*\$790,000	11/03/2017
6 MIDDLESEX ST, SUNSHINE NORTH, VIC 3020	\$808,000	10/12/2016