

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

31 Sandford Avenue, Sunshine North Vic 3020

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$675,000

Property Type

House

Suburb

Sunshine North

Period - From

01/07/2020

to

30/09/2020

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	50 Clayton St SUNSHINE NORTH 3020	\$650,000	07/09/2020
2	32 Dunkeld Av SUNSHINE NORTH 3020	\$643,000	18/12/2020
3	46 Clayton St SUNSHINE NORTH 3020	\$602,000	22/10/2020

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.~~

This Statement of Information was prepared on:

14/01/2021 09:56

31 Sandford Avenue, Sunshine North Vic 3020



Property Type: House (Previously Occupied - Detached)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median House Price

September quarter 2020: \$675,000

Comparable Properties



50 Clayton St SUNSHINE NORTH 3020 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 07/09/2020

Property Type: House (Res)

Land Size: 557 sqm approx



32 Dunkeld Av SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$643,000

Method: Private Sale

Date: 18/12/2020

Property Type: House

Land Size: 601 sqm approx

46 Clayton St SUNSHINE NORTH 3020 (VG)

Agent Comments



Price: \$602,000

Method: Sale

Date: 22/10/2020

Property Type: House (Res)

Land Size: 557 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.