

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	1/22 Ferndale Road, Sunshine North Vic 3020
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Indicative selling price

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

Single price	\$660,000
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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		
2		
3		

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.

1/22 Ferndale Road, Sunshine North Vic 3020

DouglasKay
Estate Agents

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3 2 2

Rooms:
Property Type: Townhouse
Land Size: 200 sqm approx
Agent Comments

Indicative Selling Price
\$660,000

Median House Price
Year ending September 2017: \$668,000

Comparable Properties



95a Berkshire Rd SUNSHINE NORTH 3020 (REI)

Agent Comments

4 2 1

Price: \$650,000
Method: Sold Before Auction
Date: 14/07/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 280 sqm approx



12 Simpson St SUNSHINE NORTH 3020 (REI)

Agent Comments

3 3 2

Price: \$610,000
Method: Private Sale
Date: 04/05/2017
Rooms: 4
Property Type: House

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.