

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

79 Camperdown Avenue, Sunshine North Vic 3020

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$635,000 Property Type House Suburb Sunshine North

Period - From 01/07/2018 to 30/06/2019 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	71 Camperdown Av SUNSHINE NORTH 3020	\$610,000	20/07/2019
2	70 Clayton St SUNSHINE NORTH 3020	\$552,500	15/06/2019
3	64 Dunkeld Av SUNSHINE NORTH 3020	\$550,000	18/05/2019

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:

07/10/2019 13:07



Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$600,000
Median House Price
Year ending June 2019: \$635,000

Comparable Properties



71 Camperdown Av SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$610,000
Method: Auction Sale
Date: 20/07/2019
Rooms: 5
Property Type: House (Res)
Land Size: 696 sqm approx



70 Clayton St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$552,500
Method: Auction Sale
Date: 15/06/2019
Property Type: House (Res)
Land Size: 557 sqm approx



64 Dunkeld Av SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 18/05/2019
Rooms: 5
Property Type: House (Res)
Land Size: 615 sqm approx