

Anthony Caccamo

M 0425 703 312
E anthonyc@douglaskay.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

16 Westmoreland Road Sunshine North VIC 3020

 3  1  4

Indicative Selling Price

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

Range between \$870,000 & \$890,000

Median Sale Price

\$625,000 Houses in Sunshine north between 01 Sep 2018 - 31 Aug 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**73 Phoenix Street Sunshine North
VIC 3020**

 3  1  2

Sold Price ^{RS} **\$904,000**

Sold Date **08-Jun-19**

Distance **0.42km**



**60 Phoenix Street Sunshine North
VIC 3020**

 4  1  2

Sold Price **\$905,000**

Sold Date **14-Aug-18**

Distance **0.46km**



13 Mellor Street Sunshine VIC 3020

 3  2  2

Sold Price **\$875,000**

Sold Date **30-Jun-19**

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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