



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**38 Riverbend Way,
SUNSHINE NORTH 3020**

Indicative selling price

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

Range \$450,000 - \$490,000

Median sale price

Median **Vacant Land** for **SUNSHINE NORTH** for period **Apr 2018 - Mar 2019**

Sourced from **Price Finder**.

\$455,000

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 the most comparable to the property for sale.

44 Riverbend Way,
Sunshine North 3020

Price **\$515,000** Sold 01
August 2018

28 Rice Flower Rd,
Sunshine North 3020

Price **\$418,000** Sold 09
April 2019

24 Riverbend Way,
Sunshine North 3020

Price **\$400,000** Sold 25
March 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Price Finder.

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Contact agents



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