

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

3 Bradley Street, Sunshine North Vic 3020

Indicative selling price

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

Range between

\$800,000

&

\$880,000

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	23 Bradley St SUNSHINE NORTH 3020	\$820,000	21/10/2017
2	104 Phoenix St SUNSHINE NORTH 3020	\$815,000	02/12/2017
3	12 Cutts St SUNSHINE NORTH 3020	\$725,000	21/10/2017

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.



Rooms:
Property Type: BV
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending September 2017: \$668,000

Comparable Properties



23 Bradley St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$820,000
Method: Private Sale
Date: 21/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 655 sqm approx

104 Phoenix St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$815,000
Method: Auction Sale
Date: 02/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 664 sqm approx



12 Cutts St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$725,000
Method: Auction Sale
Date: 21/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 527 sqm approx