

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	3 Bradley Street, Sunshine North Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$800,000	&	\$880,000
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Median sale price

Median price	\$668,000	Hou	use X	Unit		;	Suburb	Sunshine North
Period - From	01/10/2016	to	30/09/2017		Source	REIV		

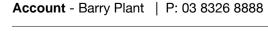
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)

Price: \$820,000 Method: Private Sale Date: 21/10/2017

Rooms: -

Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments

104 Phoenix St SUNSHINE NORTH 3020 (REI)







Price: \$815,000

Method: Auction Sale Date: 02/12/2017

Rooms: -

Property Type: House (Res) Land Size: 664 sqm approx

Agent Comments









Price: \$725,000 Method: Auction Sale Date: 21/10/2017 Rooms: -

Property Type: House (Res) Land Size: 527 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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