

Adrian Kav 0475 222 585 akay@douglaskay.com

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address Including suburb and postcode	2/7 Laurie Avenue, Sunshine North Vic 3020
ndicative selling pric	ce

# In

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

			l .
Range between	\$380,000	&	\$418,000

#### Median sale price

Median price	\$680,000	Hou	se X	Unit		Suburb	Sunshine North
Period - From	01/04/2017	to	30/06/2017		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

	,		
1	7/18-20 Northumberland Rd SUNSHINE NORTH 3020	\$420,000	13/04/2017
2	1/30 Camperdown Av SUNSHINE NORTH 3020	\$412,500	17/05/2017
3	3/71 Cary St SUNSHINE NORTH 3020	\$367,500	17/03/2017

#### 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.

Account - Douglas Kay Sunshine | P: 03 9312 6944 | F: 03 9312 7877





Price

Date of sale

Generated: 23/08/2017 19:15



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**Indicative Selling Price** \$380,000 - \$418,000 **Median House Price** June quarter 2017: \$680,000



Rooms:

Property Type: Unit Land Size: 247 sqm approx

**Agent Comments** 

# Comparable Properties



7/18-20 Northumberland Rd SUNSHINE **NORTH 3020 (REI)** 

Price: \$420,000 Method: Private Sale Date: 13/04/2017

Rooms: -

**---** 2

Property Type: Townhouse (Single)

**Agent Comments** 

1/30 Camperdown Av SUNSHINE NORTH 3020 Agent Comments

(REI)

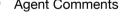
**-**2

Price: \$412.500

Method: Sold Before Auction

Date: 17/05/2017 Rooms: 3

**Property Type:** Apartment











**Agent Comments** 



Method: Sold Before Auction

Date: 17/03/2017 Rooms: 3

Property Type: Unit

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