

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	2/7 Laurie Avenue, Sunshine North Vic 3020
---	--

Indicative selling price

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

Range between	\$380,000	&	\$418,000
---------------	-----------	---	-----------

Median sale price

Median price	\$680,000	House	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	Price	Date of sale
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.~~



2 2 1

Rooms:
Property Type: Unit
Land Size: 247 sqm approx
Agent Comments

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

Comparable Properties



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

Agent Comments

2 2 1

Price: \$420,000
Method: Private Sale
Date: 13/04/2017
Rooms: -
Property Type: Townhouse (Single)

1/30 Camperdown Av SUNSHINE NORTH 3020 (REI) **Agent Comments**

2 1 1

Price: \$412,500
Method: Sold Before Auction
Date: 17/05/2017
Rooms: 3
Property Type: Apartment



3/71 Cary St SUNSHINE NORTH 3020 (REI)

Agent Comments

2 1 1

Price: \$367,500
Method: Sold Before Auction
Date: 17/03/2017
Rooms: 3
Property Type: Unit