

STATEMENT OF INFORMATION

FURLONG ROAD, SUNSHINE NORTH, VIC 3020

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



FURLONG ROAD, SUNSHINE NORTH, VIC



Indicative Selling Price

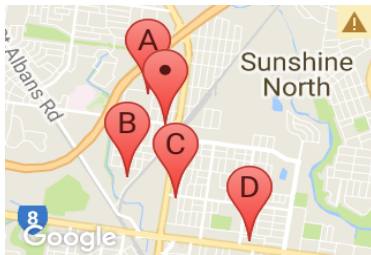
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$360,000 to \$390,000

Provided by: David Zammit, Professionals Caroline Springs

MEDIAN SALE PRICE



SUNSHINE NORTH, VIC, 3020

Suburb Median Sale Price (Unit)

\$441,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3/68 MEADOWBANK DR, SUNSHINE NORTH,



Sale Price

\$441,000

Sale Date: 17/06/2017

Distance from Property: 495m



2/51 CARY ST, SUNSHINE NORTH, VIC 3020



Sale Price

\$429,000

Sale Date: 08/07/2017

Distance from Property: 905m



5/12 SUFFOLK RD, SUNSHINE NORTH, VIC



Sale Price

\$470,000

Sale Date: 22/07/2017

Distance from Property: 1.1km



This report has been compiled on 01/11/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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2/24 VICTOR ST, SUNSHINE NORTH, VIC 3020



Sale Price

***\$373,000**

Sale Date: 22/09/2017

Distance from Property: 2km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

FURLONG ROAD, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Price Range:

\$360,000 to \$390,000

Median sale price

Median price

\$441,000

House

Unit

Suburb

SUNSHINE NORTH

Period

01 October 2016 to 30 September 2017

Source



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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/68 MEADOWBANK DR, SUNSHINE NORTH, VIC 3020	\$441,000	17/06/2017
2/51 CARY ST, SUNSHINE NORTH, VIC 3020	\$429,000	08/07/2017
5/12 SUFFOLK RD, SUNSHINE NORTH, VIC 3020	\$470,000	22/07/2017
2/24 VICTOR ST, SUNSHINE NORTH, VIC 3020	*\$373,000	22/09/2017