

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

10 Orloff Court, Sunshine North Vic 3020

Indicative selling price

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

Single price

\$659,000

Median sale price

Median price

\$635,000

Property Type

House

Suburb

Sunshine North

Period - From

01/07/2018

to

30/06/2019

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	63 Suffolk Rd SUNSHINE NORTH 3020	\$700,000	08/08/2019
2	25 Alvina St SUNSHINE NORTH 3020	\$680,000	07/09/2019
3	9 Willey St SUNSHINE NORTH 3020	\$664,000	29/06/2019

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.~~

This Statement of Information was prepared on:

16/09/2019



 4  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$659,000

Median House Price

Year ending June 2019: \$635,000

Comparable Properties

63 Suffolk Rd SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  1  1

Price: \$700,000

Method: Private Sale

Date: 08/08/2019

Property Type: House (Res)

Land Size: 550 sqm approx

25 Alvina St SUNSHINE NORTH 3020 (REI)

Agent Comments

 4  2  2

Price: \$680,000

Method: Auction Sale

Date: 07/09/2019

Property Type: House (Res)

Land Size: 578 sqm approx



9 Willey St SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  1  1

Price: \$664,000

Method: Auction Sale

Date: 29/06/2019

Property Type: House (Res)

Land Size: 582 sqm approx