

Peter Kay

P (03) 93126944

M 0401532886

E peter@douglaskay.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

28 Balcombe Street Sunshine North VIC 3020

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000 & \$660,000

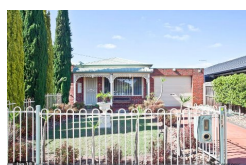
## Median Sale Price




\$666,000 Houses in Sunshine north between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic




## Comparable Property Sales

The estate agent or agent's representative reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale in the last 6 months.



<b>11A Wiltshire Street Sunshine North VIC 3020</b>	Sold Price	<b>\$630,000</b>	Sold Date	<b>02-Mar-18</b>
 3  1  1			Distance	<b>0.28km</b>



<b>2 Bedser Street Sunshine North VIC 3020</b>	Sold Price	<b>\$685,000</b>	Sold Date	<b>26-Sep-18</b>
 3  1  1			Distance	<b>1.13km</b>

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