

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 5 Meadowbank Drive, Sunshine North Vic 3020

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$680,000

House

X

Unit

Suburb

Sunshine North

Period - From 01/01/2017

to

31/12/2017

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	64 McIntyre Rd SUNSHINE NORTH 3020	\$638,000	18/11/2017
2	3 Tudor Rd SUNSHINE NORTH 3020	\$565,000	16/09/2017
3	15 Berkshire Rd SUNSHINE NORTH 3020	\$555,000	07/10/2017

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.



 3  2  4

Rooms:

Property Type: House (Res)

Land Size: 538 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median House Price

Year ending December 2017: \$680,000

Comparable Properties

64 McIntyre Rd SUNSHINE NORTH 3020 (REI) Agent Comments

 3  2  3

Price: \$638,000

Method: Auction Sale

Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Land Size: 585 sqm approx

3 Tudor Rd SUNSHINE NORTH 3020 (REI) Agent Comments

 2  1  1

Price: \$565,000

Method: Auction Sale

Date: 16/09/2017

Rooms: -

Property Type: House (Res)

Land Size: 532 sqm approx

15 Berkshire Rd SUNSHINE NORTH 3020 (REI) Agent Comments

 3  1  1

Price: \$555,000

Method: Auction Sale

Date: 07/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 589 sqm approx