

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	14 Holehouse Street, Sunshine North Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$620,000
		i !	

Median sale price

Median price	\$685,000	Hou	use X	Unit		S	Suburb	Sunshine North
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

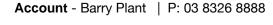
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale 1 99 Warwick Rd SUNSHINE NORTH 3020 \$620,000 02/03/2019 2 7 Surman Ct SUNSHINE NORTH 3020 \$565,000 13/04/2019

OR

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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.







24 Sandford Av SUNSHINE NORTH 3020

\$550,000

23/02/2019

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Rooms:

Property Type: WB Agent Comments

Indicative Selling Price \$580,000 - \$620,000 **Median House Price** Year ending March 2019: \$685,000

Comparable Properties



99 Warwick Rd SUNSHINE NORTH 3020 (REI)





Price: \$620,000 Method: Auction Sale Date: 02/03/2019

Rooms: -

Property Type: House (Res)

Agent Comments

7 Surman Ct SUNSHINE NORTH 3020 (REI)

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Price: \$565,000 Method: Auction Sale Date: 13/04/2019

Rooms: -

Property Type: House (Res) Land Size: 540 sqm approx **Agent Comments**

24 Sandford Av SUNSHINE NORTH 3020 (REI) Agent Comments

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Price: \$550,000 Method: Auction Sale Date: 23/02/2019 Rooms: -

Property Type: House (Res) Land Size: 621 sqm approx





Account - Barry Plant | P: 03 8326 8888

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