

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

33 Sandford Avenue, Sunshine North Vic 3020

Indicative selling price

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

Range between \$640,000 & \$680,000

Median sale price

Median price \$680,000

House X

Suburb Sunshine North

Period - From 01/04/2017 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
22 Meadowbank Dr SUNSHINE NORTH 3020	\$680,000	24/06/2017
23 Sandford Av SUNSHINE NORTH 3020	\$680,000	05/06/2017
21 Tudor Rd SUNSHINE NORTH 3020	\$655,000	24/04/2017

33 Sandford Avenue, Sunshine North Vic 3020



 3  1  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$640,000 - \$680,000
Median House Price
June quarter 2017: \$680,000

Comparable Properties

22 Meadowbank Dr SUNSHINE NORTH 3020 (REI) **Agent Comments**

 3  2  2

Price: \$680,000
Method: Auction Sale
Date: 24/06/2017
Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx



23 Sandford Av SUNSHINE NORTH 3020 (REI) **Agent Comments**

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Price: \$680,000
Method: Private Sale
Date: 05/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 605 sqm approx



21 Tudor Rd SUNSHINE NORTH 3020 (REI) **Agent Comments**

 3  1  1

Price: \$655,000
Method: Private Sale
Date: 24/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 540 sqm approx