

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

1/9 Cranbourne Avenue, Sunshine North Vic 3020

Indicative selling price

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

Single price

\$525,000

Median sale price

Median price

\$483,000

Property Type

Unit

Suburb

Sunshine North

Period - From

01/10/2018

to

30/09/2019

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	1/23 Derrimut St ALBION 3020	\$522,500	07/09/2019
2	2/93 Cumberland St SUNSHINE NORTH 3020	\$520,000	13/09/2019
3	1/64 Phoenix St SUNSHINE NORTH 3020	\$514,000	25/05/2019

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:

26/10/2019 15:50



Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$525,000

Median Unit Price

Year ending September 2019: \$483,000

Comparable Properties

1/23 Derrimut St ALBION 3020 (REI)

Agent Comments



Price: \$522,500

Method: Auction Sale

Date: 07/09/2019

Property Type: Townhouse (Res)



2/93 Cumberland St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 13/09/2019

Property Type: Townhouse (Single)



1/64 Phoenix St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$514,000

Method: Auction Sale

Date: 25/05/2019

Property Type: Unit