## 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

	e			, , ,
For the meaning	ot this r	ARICA CAA C	oneumar vic ac	v.au/underquoting
			Unsumer.vic.yc	v.au/underguoting

Single price \$525,000

#### Median sale price

Median price	\$483,000	Pro	perty Type Unit	:	Suburb	Sunshine North
Period - From	01/10/2018	to	30/09/2019	Source	e 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.

Add	dress 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)



Price: \$522,500 Method: Auction Sale Date: 07/09/2019 Property Type: Townhouse (Res) Agent Comments



2/93 Cumberland St SUNSHINE NORTH 3020 Agent Comments (REI)



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

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.