

## 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 35 Berkshire Road, Sunshine North Vic 3020

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000 & \$690,000

#### 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 | 33 Sandford Av SUNSHINE NORTH 3020  | \$666,000 | 30/09/2017   |
| 2 | 15 Alvina St SUNSHINE NORTH 3020    | \$650,000 | 12/12/2017   |
| 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    1    2

**Rooms:**  
**Property Type:** BV  
**Land Size:** 657 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$690,000  
**Median House Price**  
Year ending December 2017: \$680,000

## Comparable Properties



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

 3    1    2

**Price:** \$666,000  
**Method:** Private Sale  
**Date:** 30/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



**15 Alvina St SUNSHINE NORTH 3020 (REI)** **Agent Comments**

 4    1    1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 12/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 534 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