

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

50 Suffolk Road, Sunshine North Vic 3020

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$429,000

House

Unit

X

Suburb

Sunshine North

Period - From

01/10/2016

to

30/09/2017

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	46 Clayton St SUNSHINE NORTH 3020	\$595,000	22/07/2017
2	143b Cornwall Rd SUNSHINE 3020	\$590,000	29/07/2017
3	2/15 Phoenix St SUNSHINE NORTH 3020	\$590,000	29/08/2017

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.~~



 2  1  1

Rooms:
Property Type: unit
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
Year ending September 2017: \$429,000

Comparable Properties

46 Clayton St SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  1  1

Price: \$595,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 557 sqm approx

143b Cornwall Rd SUNSHINE 3020 (REI)

Agent Comments

 2  2  1

Price: \$590,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 150 sqm approx



2/15 Phoenix St SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  3  2

Price: \$590,000
Method: Auction Sale
Date: 29/08/2017
Rooms: -
Property Type: Unit