

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	50 Suffolk Road, Sunshine North Vic 3020
Including suburb and	,
postcode	

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	Hou	se	Unit	Х	Suburb	Sunshine North
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

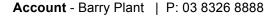
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)

-3





Agent Comments

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)

1 2





Agent Comments

Price: \$590,000 Method: Auction Sale Date: 29/07/2017

Rooms: -

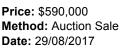
Property Type: Townhouse (Res) Land Size: 150 sqm approx

2/15





2/15 Phoenix St SUNSHINE NORTH 3020 (REI) Agent Comments



Rooms: -

Property Type: Unit

Account - Barry Plant | P: 03 8326 8888





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