

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

71 DAVIES AVENUE, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Price Range: \$730,000 to \$770,000

Median sale price

Median price

\$593,500

House

Unit

Suburb

SUNSHINE NORTH

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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 |
|---|----------------|--------------|
| 29 HALONG DR, SUNSHINE NORTH, VIC 3020 | \$430,000 | 20/02/2017 |
| 3 RIVERBEND WAY, SUNSHINE NORTH, VIC 3020 | \$390,000 | 23/02/2017 |
| 81 HALONG DR, SUNSHINE NORTH, VIC 3020 | *\$630,000 | 27/05/2017 |
| 8 RIVERBEND WAY, SUNSHINE NORTH, VIC 3020 | Price Withheld | 02/06/2017 |