

# 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

10 Comley Street, 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)

Single price

\$649,000

### Median sale price

Median price

\$662,000

Property Type

House

Suburb

Sunshine North

Period - From

05/06/2019

to

04/06/2020

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	8 Cromer Av SUNSHINE NORTH 3020	\$836,000	18/03/2020
2			
3			

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:

05/06/2020 10:24



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**Property Type:** House (Res)

**Land Size:** 603 sqm approx

Agent Comments

**Indicative Selling Price**

\$649,000

**Median House Price**

05/06/2019 - 04/06/2020: \$662,000

## Comparable Properties

**8 Cromer Av SUNSHINE NORTH 3020 (REI)**

Agent Comments

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**Price:** \$836,000

**Method:** Auction Sale

**Date:** 18/03/2020

**Property Type:** Development Site (Industrial)

**Land Size:** 800 sqm approx

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.