

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1/9 ROSEWALL STREET, SUNSHINE

3 1 1

Indicative Selling Price

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

Price Range: \$490,000 to \$530,000

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



SUNSHINE NORTH, VIC, 3020

Suburb Median Sale Price (Unit)

\$518,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



90 MCINTYRE RD, SUNSHINE NORTH, VIC

3 1 1

Sale Price

***\$505,000**

Sale Date: 02/06/2017

Distance from Property: 258m



15 BERKSHIRE RD, SUNSHINE NORTH, VIC

3 1 -

Sale Price

***\$555,000**

Sale Date: 07/10/2017

Distance from Property: 871m



2 TALBOT ST, SUNSHINE NORTH, VIC 3020

3 2 2

Sale Price

Price Withheld

Sale Date: 11/07/2017

Distance from Property: 594m



This report has been compiled on 13/10/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

1/9 ROSEWALL STREET, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Price Range:

\$490,000 to \$530,000

Median sale price

Median price

\$518,000

House

X

Unit


Suburb

SUNSHINE NORTH

Period

01 April 2017 to 30 September 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
90 MCINTYRE RD, SUNSHINE NORTH, VIC 3020	*\$505,000	02/06/2017
15 BERKSHIRE RD, SUNSHINE NORTH, VIC 3020	*\$555,000	07/10/2017
2 TALBOT ST, SUNSHINE NORTH, VIC 3020	Price Withheld	11/07/2017