

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

227-229 McIntyre Road Sunshine North VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$325,000

*House

*Unit

Suburb

Sunshine North

Period-from

01 Jul 2018

to

30 Jun 2019

Source

Corelogic

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 6 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

8 Lindsay Place Keilor VIC 3036	\$1,200,000	16-Jun-18
19 Laura Grove Avondale Heights VIC 3034	\$1,100,000	06-Mar-18
3A Lewis Court Sunshine West VIC 3020	\$1,024,000	11-Aug-18

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 6 months.~~

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8 Lindsay Place Keilor VIC 3036

Sold Price **\$1,200,000** Sold Date **16-Jun-18**

4 2 -

Distance **4.68km**



19 Laura Grove Avondale Heights VIC 3034

Sold Price **\$1,100,000** Sold Date **06-Mar-18**

- - -

Distance **3.35km**



3A Lewis Court Sunshine West VIC 3020

Sold Price **\$1,024,000** Sold Date **11-Aug-18**

- - -

Distance **4.97km**

RS = Recent sale UN = Undisclosed Sale

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