

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

50 Clayton Street, Sunshine North Vic 3020

Indicative selling price

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

Range between \$620,000 & \$660,000

Median sale price

Median price \$660,000 Property Type House Suburb Sunshine North

Period - From 09/07/2019 to 08/07/2020 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	6 Euroa Av SUNSHINE NORTH 3020	\$655,000	27/03/2020
2	69 Cumberland St SUNSHINE NORTH 3020	\$647,000	27/06/2020
3	20 Roussac Ct SUNSHINE NORTH 3020	\$639,000	14/04/2020

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:

09/07/2020 10:17



Property Type: House
Land Size: 556 sqm approx
Agent Comments

Indicative Selling Price

\$620,000 - \$660,000

Median House Price

09/07/2019 - 08/07/2020: \$660,000

Comparable Properties



6 Euroa Av SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$655,000
Method: Sold Before Auction
Date: 27/03/2020
Property Type: House (Res)

69 Cumberland St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$647,000
Method: Auction Sale
Date: 27/06/2020
Property Type: House (Res)



20 Roussac Ct SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$639,000
Method: Private Sale
Date: 14/04/2020
Property Type: House
Land Size: 596 sqm approx