

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1/93 Cumberland Street, Sunshine North Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between \$520,000	&	\$560,000
-------------------------	---	-----------

Median sale price

Median price	\$500,000	Hou	se	Unit	Х	Su	uburb	Sunshine North
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

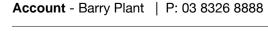
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	2 Ash St BRAYBROOK 3019	\$549,000	11/04/2019
2	1/64 Phoenix St SUNSHINE NORTH 3020	\$514,000	25/05/2019
3	2/78 Darnley St BRAYBROOK 3019	\$510,000	29/05/2019

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.







Generated: 26/06/2019 10:40







Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$520,000 - \$560,000 **Median Unit Price** Year ending March 2019: \$500,000

Comparable Properties



2 Ash St BRAYBROOK 3019 (REI)



Price: \$549,000 Method: Private Sale Date: 11/04/2019

Rooms: -

Property Type: Townhouse (Res) Land Size: 197 sqm approx

Agent Comments



1/64 Phoenix St SUNSHINE NORTH 3020 (REI) Agent Comments

-2







Price: \$514,000 Method: Auction Sale Date: 25/05/2019

Rooms: -

Property Type: Unit



2/78 Darnley St BRAYBROOK 3019 (REI)



Price: \$510,000 Method: Private Sale Date: 29/05/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 8326 8888





Generated: 26/06/2019 10:40