

# 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

4/22 Compton Parade, 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)

Range between \$450,000 & \$490,000

### Median sale price

Median price \$540,000 Property Type Unit Suburb Sunshine North

Period - From 01/01/2019 to 31/12/2019 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.

	Address of comparable property	Price	Date of sale
1	1/9 Cranbourne Av SUNSHINE NORTH 3020	\$515,000	06/11/2019
2	1/21 Mansfield Av SUNSHINE NORTH 3020	\$440,000	31/10/2019
3	3/5 Boisdale Av SUNSHINE NORTH 3020	\$435,000	23/08/2019

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.~~

This Statement of Information was prepared on:

28/01/2020 12:01



 2    1    1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$450,000 - \$490,000

**Median Unit Price**

Year ending December 2019: \$540,000

## Comparable Properties



**1/9 Cranbourne Av SUNSHINE NORTH 3020 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$515,000

**Method:** Private Sale

**Date:** 06/11/2019

**Property Type:** Townhouse (Res)



**1/21 Mansfield Av SUNSHINE NORTH 3020 (REI)**

**Agent Comments**

 3    2    1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 31/10/2019

**Rooms:** 4

**Property Type:** Unit

**Land Size:** 347 sqm approx



**3/5 Boisdale Av SUNSHINE NORTH 3020 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 23/08/2019

**Property Type:** Unit