

**WE DELIVER  
RESULTS**

**STATEMENT OF INFORMATION**

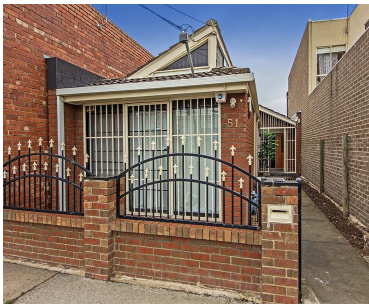
51 BERKSHIRE ROAD, SUNSHINE NORTH, VIC 3020

PREPARED BY HAYDEN TRAN, BIGGIN & SCOTT SUNSHINE, PHONE: 0467016789

WE DELIVER...

**Biggin & Scott**

## STATEMENT OF INFORMATION

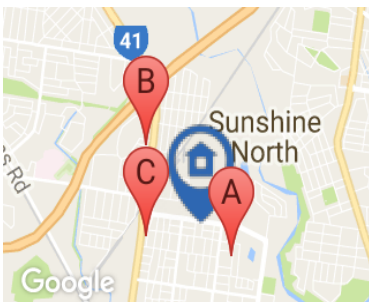


**51 BERKSHIRE ROAD, SUNSHINE NORTH,**  3  1  2

Indicative Selling Price  
**\$495,000 to \$530,000**

Provided by: Hayden Tran, Biggin & Scott Sunshine

## SUBURB MEDIAN



**SUNSHINE NORTH, VIC, 3020**

Suburb Median Sale Price (House)  
**\$557,500**

12 Months ending Mar '17

Provided by:  pricefinder

## COMPARABLE PROPERTIES



**69 CUMBERLAND ST, SUNSHINE NORTH, VIC**  3  1  2

Sale Price  
**\$660,000**

Sale Date: 08/12/2016

Distance from Property: 551m



**6 SPROUL ST, SUNSHINE NORTH, VIC 3020**  3  1  1

Sale Price  
**\*\$520,000**

Sale Date: 25/02/2017

Distance from Property: 1.2km



**11 TUDOR RD, SUNSHINE NORTH, VIC 3020**  4  1  2

Sale Price  
**\*\$582,000**

Sale Date: 03/04/2017

Distance from Property: 746m



This report has been compiled on 05/05/2017 by Biggin & Scott Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.