

# Statement of Information

Internet advertising for single residential property located within the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

**Date Statement  
Created**

20/04/2017

**Date Last  
Updated**

08/05/2017

## Property offered for sale

**Address**

Including suburb &  
postcode

12 Simpson Street, Sunshine North 3020

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Enter a single price OR a range as applicable)

**Single price** \$625,000

**Or a range  
between**

\$

& \$

## Median sale price

(\*Delete House or Unit as applicable)

**Median price** \$665,500

**House**

**Suburb**

Sunshine North

**Period: from** 01/01/2017

**to** 31/03/2017

**Source**

Real Estate Institute of Victoria

## Comparable property sales

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. 13 Troon Crescent, Sunshine North	\$680,000	02/03/2017
2. 2/8 Burnett Avenue, Braybrook	\$620,000	17/09/2016
3. 1/13 Edna Street, Sunshine North	\$600,000	10/12/2016