

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

54 Dunkeld Avenue Sunshine North VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$830,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

*House

X

*Unit

Suburb

Sunshine North

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

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 6 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

40 Warwick Road Sunshine North VIC 3020	\$890,000	24-Feb-18
29 Suffolk Road Sunshine North VIC 3020	\$850,000	16-Feb-19
11 Augusta Crescent Sunshine North VIC 3020	\$800,000	05-Nov-18

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 6 months.~~

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40 Warwick Road Sunshine North VIC 3020

Sold Price **\$890,000** Sold Date **24-Feb-18**

4 3 2

Distance **1.33km**



29 Suffolk Road Sunshine North VIC 3020

Sold Price **\$850,000** Sold Date **16-Feb-19**

4 2 2

Distance **0.92km**



11 Augusta Crescent Sunshine North VIC 3020

Sold Price **\$800,000** Sold Date **05-Nov-18**

4 2 2

Distance **1.96km**

RS = Recent sale UN = Undisclosed Sale

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