

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

3/3 Boisdale Avenue, Sunshine North Vic 3020

Indicative selling price

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

Range between \$500,000 & \$540,000

Median sale price

Median price \$530,000 Property Type Unit Suburb Sunshine North

Period - From 01/04/2019 to 31/03/2020 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	3/15 Hutchinson St ALBION 3020	\$560,000	03/06/2020
2	3/10 Maylands St ALBION 3020	\$520,000	01/05/2020
3	4/5 Rockbank Rd ARDEER 3022	\$512,500	20/03/2020

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:

22/06/2020 15:34



 3  2  1

Property Type: Villa
Land Size: 185 sqm approx
Agent Comments

Indicative Selling Price
\$500,000 - \$540,000
Median Unit Price
Year ending March 2020: \$530,000

Comparable Properties



3/15 Hutchinson St ALBION 3020 (REI)

Agent Comments

 3  2  1

Price: \$560,000
Method: Private Sale
Date: 03/06/2020
Property Type: Unit



3/10 Maylands St ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$520,000
Method: Private Sale
Date: 01/05/2020
Property Type: Unit



4/5 Rockbank Rd ARDEER 3022 (REI)

Agent Comments

 2  1  1

Price: \$512,500
Method: Sold Before Auction
Date: 20/03/2020
Property Type: Unit