

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 Balcombe Street, Sunshine North Vic 3020

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$680,000 Property Type House Suburb Sunshine North

Period - From 01/07/2019 to 30/06/2020 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 | 62 Hargreaves Cr BRAYBROOK 3019 | \$660,000 | 29/02/2020 |
| 2 | 69 Cumberland St SUNSHINE NORTH 3020 | \$647,000 | 27/06/2020 |
| 3 | 3 Hotham St BRAYBROOK 3019 | \$625,000 | 29/06/2020 |

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:

29/07/2020 16:10



Property Type: House
Land Size: Approx. 591 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median House Price
Year ending June 2020: \$680,000

Comparable Properties



62 Hargreaves Cr BRAYBROOK 3019 (REI)

Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 554 sqm approx

69 Cumberland St SUNSHINE NORTH 3020 (REI)

Agent Comments



Price: \$647,000
Method: Auction Sale
Date: 27/06/2020
Property Type: House (Res)



3 Hotham St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$625,000
Method: Private Sale
Date: 29/06/2020
Property Type: House (Res)