

STATEMENT OF INFORMATION

11 BANGERANG AVENUE, SUNSHINE NORTH, VIC 3020

PREPARED BY BORAN REAL ESTATE, 239-241 HAMPSHIRE ROAD SUNSHINE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 BANGERANG AVENUE, SUNSHINE

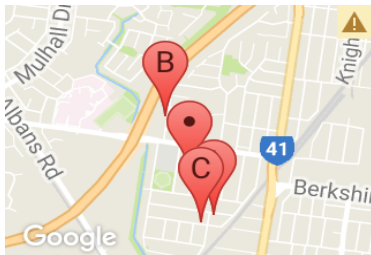
 4  3  1

Indicative Selling Price

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

Price Range: \$700,000 to \$750,000

MEDIAN SALE PRICE



SUNSHINE NORTH, VIC, 3020

Suburb Median Sale Price (House)

\$620,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



33 SANDFORD AVE, SUNSHINE NORTH, VIC

 3  1  2

Sale Price

***\$666,000**

Sale Date: 02/10/2017

Distance from Property: 321m



19 MEADOWBANK DR, SUNSHINE NORTH, VIC

 3  1  1

Sale Price

***\$690,000**

Sale Date: 23/09/2017

Distance from Property: 459m



44 DUNKELD AVE, SUNSHINE NORTH, VIC

 3  1  3

Sale Price

Price Withheld

Sale Date: 18/09/2017

Distance from Property: 339m



This report has been compiled on 16/11/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

11 BANGERANG AVENUE, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Price Range:

\$700,000 to \$750,000

Median sale price

Median price

\$620,000

House

X

Unit

Suburb

SUNSHINE NORTH

Period

01 October 2016 to 30 September 2017

Source



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
33 SANDFORD AVE, SUNSHINE NORTH, VIC 3020	*\$666,000	02/10/2017
19 MEADOWBANK DR, SUNSHINE NORTH, VIC 3020	*\$690,000	23/09/2017
44 DUNKELD AVE, SUNSHINE NORTH, VIC 3020	Price Withheld	18/09/2017