

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

1/22 Bangerang Avenue, Sunshine North Vic 3020

Indicative selling price

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

Range between

\$470,000

&

\$510,000

Median sale price

Median price

\$626,800

House

X

Suburb

Sunshine North

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

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
32 Barwon Av SUNSHINE NORTH 3020	\$490,000	18/03/2017
10a Mansfield Av SUNSHINE NORTH 3020	\$440,000	18/03/2017
1/26 Sandford Av SUNSHINE NORTH 3020	\$420,000	11/03/2017



 4  2  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$470,000 - \$510,000
Median House Price
Year ending March 2017: \$626,800

Comparable Properties



32 Barwon Av SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  1  1

Price: \$490,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 700 sqm



10a Mansfield Av SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  1  2

Price: \$440,000
Method: Auction Sale
Date: 18/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 287 sqm



1/26 Sandford Av SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  1  -

Price: \$420,000
Method: Private Sale
Date: 11/03/2017
Rooms: -
Property Type: Unit