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## STATEMENT OF INFORMATION

Prepared on 13 Nov 2017

### LAND Offered for Sale

10 Rice Flower Road Sunshine North VIC 3020



### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$530,000

### Median Sale Price

\$422,500 Lands in Sunshine north between Nov 2016 - Oct 2017

Source: CoreLogic

### Comparable Property Sales

These are the 3 properties sold within 2 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.



**71 Davies Avenue Sunshine North  
VIC 3020**



Sold Price **\$770,000** Sold Date **06-Jul-17**

Distance **1.95km**



**1A Metherall Street Sunshine North  
VIC 3020**



Sold Price **\$470,000** Sold Date **22-Sep-17**

Distance **1.98km**



**32 Rice Flower Road Sunshine  
North VIC 3020**



Sold Price **\$450,000** Sold Date **15-Sep-17**

Distance **0.18km**

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