

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

8 Buckley Avenue, Sunshine North Vic 3020

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$740,000 Property Type House Suburb Sunshine North

Period - From 01/07/2022 to 30/06/2023 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	219 McIntyre Rd SUNSHINE NORTH 3020	\$680,000	17/04/2023
2	10 Heron Av SUNSHINE NORTH 3020	\$650,000	20/02/2023
3	10 Theresa St SUNSHINE NORTH 3020	\$635,000	20/06/2023

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:

25/07/2023 10:59



Rooms: 5
Property Type: House (Res)
Land Size: 530 sqm approx
 Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median House Price

Year ending June 2023: \$740,000

Property is a corner site, prime for re-development.

Comparable Properties



219 McIntyre Rd SUNSHINE NORTH 3020 (REI/VG)



Price: \$680,000
Method: Private Sale
Date: 17/04/2023
Property Type: House
Land Size: 543 sqm approx

Agent Comments

Same pocket of Sunshine North - this however is on real busy road.



10 Heron Av SUNSHINE NORTH 3020 (REI/VG)



Price: \$650,000
Method: Private Sale
Date: 20/02/2023
Property Type: House
Land Size: 581 sqm approx

Agent Comments

Situated across the street from subject property, un-renovated. No corner site.



10 Theresa St SUNSHINE NORTH 3020 (REI)



Price: \$635,000
Method: Private Sale
Date: 20/06/2023
Property Type: House
Land Size: 589 sqm approx

Agent Comments

Un-renovated same as subject property.

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