



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 17 Oct 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2 Prince Street Sunshine North VIC 3020

3 1 2

Indicative Selling Price

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

Range between \$720,000 & \$760,000

Median Sale Price

\$666,000 Houses in Sunshine north between 01 Oct 2017 - 30 Sep 2018

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.



**20 Talbot Street Sunshine North
VIC 3020**

3 1 1

Sold Price

\$761,000

Sold Date

11-Sep-18

Distance

0.19km



**62 Westmoreland Road Sunshine
North VIC 3020**

3 1 1

Sold Price

\$755,000

Sold Date

31-Aug-18

Distance

0.72km



**13 Balcombe Street Sunshine North
VIC 3020**

3 1 1

Sold Price

\$760,000

Sold Date

18-Jul-18

Distance

1.48km

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