

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



6 MELTON AVENUE, SUNSHINE NORTH,

3 1 2

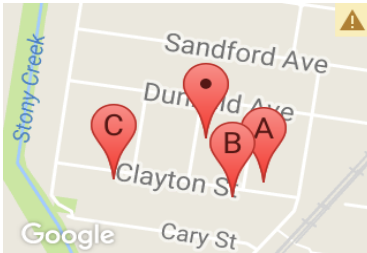
Indicative Selling Price

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

Price Range: \$560,000 to \$610,000

Provided by: Eddy Hsu, Sweeney Estate Agents Sunshine

MEDIAN SALE PRICE



SUNSHINE NORTH, VIC, 3020

Suburb Median Sale Price (House)

\$610,000

01 April 2017 to 30 June 2017

Provided by: pricefinder

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.



46 CLAYTON ST, SUNSHINE NORTH, VIC 3020

3 1 -

Sale Price

***\$595,000**

Sale Date: 22/07/2017

Distance from Property: 123m



49 CLAYTON ST, SUNSHINE NORTH, VIC 3020

3 1 5

Sale Price

***\$595,000**

Sale Date: 21/07/2017

Distance from Property: 115m



75 CLAYTON ST, SUNSHINE NORTH, VIC 3020

3 1 1

Sale Price

***\$600,000**

Sale Date: 01/06/2017

Distance from Property: 168m



This report has been compiled on 11/08/2017 by Sweeney Estate Agents, Sunshine. 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

6 MELTON AVENUE, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Price Range:

\$560,000 to \$610,000

Median sale price

Median price

\$610,000

House

X

Unit

Suburb

SUNSHINE NORTH

Period

01 April 2017 to 30 June 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
46 CLAYTON ST, SUNSHINE NORTH, VIC 3020	*\$595,000	22/07/2017
49 CLAYTON ST, SUNSHINE NORTH, VIC 3020	*\$595,000	21/07/2017
75 CLAYTON ST, SUNSHINE NORTH, VIC 3020	*\$600,000	01/06/2017