

## 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

7 Berry Street Sunshine North VIC 3020

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,500

\*House

X

\*Unit

Suburb

Sunshine North

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

### 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

34 Sandford Avenue Sunshine North VIC 3020	\$661,000	22-Sep-18
2 McLeod Street Sunshine North VIC 3020	\$668,000	15-Dec-18
4 Robson Street Sunshine North VIC 3020	\$660,000	23-Feb-19

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.~~

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**34 Sandford Avenue Sunshine North VIC 3020**

3 1 2

Sold Price **\$661,000** Sold Date **22-Sep-18**

Distance **0.5km**



**2 McLeod Street Sunshine North VIC 3020**

3 1 1

Sold Price **\$668,000** Sold Date **15-Dec-18**

Distance **0.54km**



**4 Robson Street Sunshine North VIC 3020**

3 1 3

Sold Price <sup>RS</sup> **\$660,000** Sold Date **23-Feb-19**

Distance **1km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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