

## 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

90 McIntyre 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) (\*Delete single price or range as applicable)

Single Price

\$639,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$658,000

Property type

House

Suburb

Sunshine North

Period-from

01 Sep 2019

to

31 Aug 2020

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 6 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

6 Boisdale Avenue Sunshine North VIC 3020	\$615,000	13-Feb-20
18 Harley Street Sunshine North VIC 3020	\$640,000	01-Jul-20
22 Camperdown Avenue Sunshine North VIC 3020	\$636,000	30-May-20

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 6 months.~~

This Statement of Information was prepared on: 28 September 2020


**6 Boisdale Avenue Sunshine North VIC 3020**

Sold Price

**\$615,000**

Sold Date

**13-Feb-20**
 3  2  1

Distance

**0.66km**

**18 Harley Street Sunshine North VIC 3020**

Sold Price

**\$640,000**

Sold Date

**01-Jul-20**
 3  1  1

Distance

**0.7km**

**22 Camperdown Avenue Sunshine North VIC 3020**

Sold Price

<sup>RS</sup> **\$636,000**

Sold Date

**30-May-20**
 3  2  1

Distance

**0.78km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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