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

22 Camperdown Avenue, Sunshine North Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$570,000		&		\$620,000					
Median sale p	rice									
Median price	\$664,000	Pro	operty Type	Hou	se		Suburb	Sunshine North		
Period - From	01/04/2019	to	31/03/2020)	So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	45 Ferndale Rd SUNSHINE NORTH 3020	\$610,000	28/04/2020
2	2/13 Ruth St SUNSHINE NORTH 3020	\$595,000	21/11/2019
3	1/131 Northumberland Rd SUNSHINE NORTH 3020	\$585,000	25/03/2020

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:

30/04/2020 19:18









Property Type: House (Res) Agent Comments

Indicative Selling Price \$570,000 - \$620,000 **Median House Price** Year ending March 2020: \$664,000

Comparable Properties



45 Ferndale Rd SUNSHINE NORTH 3020 (REI) Agent Comments



Price: \$610,000 Method: Private Sale Date: 28/04/2020 Rooms: 5 Property Type: Townhouse (Single)



2/13 Ruth St SUNSHINE NORTH 3020 (REI)

Agent Comments

Agent Comments





Price: \$595,000 Method: Sold Before Auction Date: 21/11/2019 Property Type: Unit

3020 (REI) 3 **6** 3 Price: \$585,000

1/131 Northumberland Rd SUNSHINE NORTH

Method: Auction Sale Date: 25/03/2020 Property Type: House (Res) Land Size: 279 sqm approx

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.