

## 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

1/5-7 Craddock Court 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

\$390,000

&

\$410,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$424,000

\*House

\*Unit

X

Suburb

Sunshine North

Period-from

01 Oct 2017

to

30 Sep 2018

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

|                                                  |           |           |
|--------------------------------------------------|-----------|-----------|
| LOT 3/11-13 Furlong Road Sunshine North VIC 3020 | \$430,000 | 04-Mar-18 |
| 2/68 Meadowbank Drive Sunshine North VIC 3020    | \$430,000 | 07-Jul-18 |
| 3/8 Somerset Drive Sunshine North VIC 3020       | \$421,000 | 01-May-18 |

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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**LOT 3/11-13 Furlong Road Sunshine North VIC 3020**

Sold Price

**\$430,000**

Sold Date

**04-Mar-18**

2 1 1

Distance

**1.1km**



**2/68 Meadowbank Drive Sunshine North VIC 3020**

Sold Price

Sold Date

**07-Jul-18**

2 1 1

Distance

**1.63km**



**3/8 Somerset Drive Sunshine North VIC 3020**

Sold Price

**\$421,000**

Sold Date

**01-May-18**

2 1 3

Distance

**1.67km**

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