

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

3 Mcleod Street, Sunshine North Vic 3020

Indicative selling price

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

Single price \$799,000

Median sale price

Median price \$817,750

Property Type House

Suburb Sunshine North

Period - From 01/10/2021

to 30/09/2022

Source 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.

	Address of comparable property	Price	Date of sale
1	21 Westwood Way ALBION 3020	\$830,000	17/09/2022
2	8 Mcleod St SUNSHINE NORTH 3020	\$800,000	07/11/2022
3	1 Brooker Ct SUNSHINE NORTH 3020	\$760,000	27/08/2022

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:

30/11/2022 15:54

3 Mcleod Street, Sunshine North Vic 3020



 4  1  2

Property Type: House

Agent Comments

Indicative Selling Price

\$799,000

Median House Price

Year ending September 2022: \$817,750

Comparable Properties



21 Westwood Way ALBION 3020 (REI/VG)

Agent Comments

 3  1  2

Price: \$830,000

Method: Auction Sale

Date: 17/09/2022

Property Type: House (Res)

Land Size: 534 sqm approx



8 Mcleod St SUNSHINE NORTH 3020 (REI)

Agent Comments

 4  2  4

Price: \$800,000

Method: Private Sale

Date: 07/11/2022

Property Type: House

Land Size: 567 sqm approx



1 Brooker Ct SUNSHINE NORTH 3020 (REI/VG) Agent Comments

 3  1  2

Price: \$760,000

Method: Auction Sale

Date: 27/08/2022

Property Type: House (Res)

Land Size: 599 sqm approx

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655



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