



 3  1  2

**Rooms:**  
**Property Type:** House  
**Land Size:** 589.40 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$510,000 - \$560,000  
**Median House Price**  
June quarter 2017: \$680,000

## Comparable Properties



87 Berkshire Rd SUNSHINE NORTH 3020 (REI) **Agent Comments**

 3  1  1

**Price:** \$580,000  
**Method:** Sold Before Auction  
**Date:** 07/03/2017  
**Rooms:** -  
**Property Type:** House



6 Sproul St SUNSHINE NORTH 3020 (REI) **Agent Comments**

 3  1  1

**Price:** \$520,000  
**Method:** Sold Before Auction  
**Date:** 24/02/2017  
**Rooms:** -  
**Property Type:** House (Res)



51 Berkshire Rd SUNSHINE NORTH 3020 (REI) **Agent Comments**

 3  1  2

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 22/06/2017  
**Rooms:** 6  
**Property Type:** House

## 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

5 Berkshire 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)

Range between

\$510,000

&

\$560,000

#### Median sale price

Median price

\$680,000

House

X

Suburb

Sunshine North

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### Comparable property sales

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
87 Berkshire Rd SUNSHINE NORTH 3020	\$580,000	07/03/2017
6 Sproul St SUNSHINE NORTH 3020	\$520,000	24/02/2017
51 Berkshire Rd SUNSHINE NORTH 3020	\$510,000	22/06/2017