

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	24 Ford Avenue, Sunshine North Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$640,000
Trailige Detween	φ390,000	α	φ040,000

Median sale price

Median price	\$690,000	Hou	use X	Unit		Suburb	Sunshine North
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

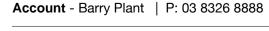
Comparable property sales (*Delete A or B below as applicable)

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 41 Somerset Dr SUNSHINE NORTH 3020 \$635,000 07/03/2018 2 22 Ford Av SUNSHINE NORTH 3020 \$615,000 06/03/2018 3 29 Buckley Av SUNSHINE NORTH 3020 \$607,000 17/03/2018

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.







Generated: 06/06/2018 16:06







Indicative Selling Price \$590,000 - \$640,000 **Median House Price** Year ending March 2018: \$690,000

Comparable Properties

41 Somerset Dr SUNSHINE NORTH 3020 (REI) Agent Comments

-- 3





Price: \$635,000 Method: Auction Sale Date: 07/03/2018

Rooms: -

Property Type: House (Res)



22 Ford Av SUNSHINE NORTH 3020 (REI)

= 3





Price: \$615,000 Method: Private Sale Date: 06/03/2018

Rooms: -

Property Type: House (Res)

Agent Comments





--3





Price: \$607,000 Method: Auction Sale Date: 17/03/2018 Rooms: 4

Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





Generated: 06/06/2018 16:06