



Statement of Information

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address

19 TROON CRESCENT, SUNSHINE NORTH 3020

Indicative selling price

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

Single Price

\$760,000

or Range Between

&

Median sale price

Median price

\$677,440

3 bedroom house

Suburb

Sunshine North 3020

Period - From

April 2020

to

March 2021

Source

realestate.com.au

Comparable property sales

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
2 Fawkner Street, Sunshine North 3020	\$690,000	25/02/2021
340 Duke Street, Sunshine North 3020	\$800,000	08/02/2021
243 Duke Street, Sunshine North 3020	\$600,000	14/01/2021

This Statement of Information was prepared on 21st June 2021