

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

123 Berkshire Road, Sunshine North Vic 3020

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$675,500 Property Type House Suburb Sunshine North

Period - From 01/10/2019 to 30/09/2020 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	199 Mcintyre Rd SUNSHINE NORTH 3020	\$535,000	13/06/2020
2	10a Mansfield Av SUNSHINE NORTH 3020	\$530,000	10/06/2020
3	7 Compton Pde SUNSHINE NORTH 3020	\$520,000	30/07/2020

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:

25/11/2020 13:43



 3  1  1

Property Type: House

Agent Comments

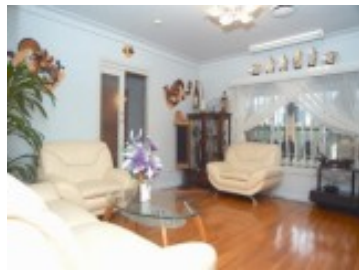
Indicative Selling Price

\$510,000 - \$560,000

Median House Price

Year ending September 2020: \$675,500

Comparable Properties



199 McIntyre Rd SUNSHINE NORTH 3020 (REI) Agent Comments

 3  1  1

Price: \$535,000

Method: Private Sale

Date: 13/06/2020

Property Type: House



10a Mansfield Av SUNSHINE NORTH 3020 (REI) Agent Comments

 3  1  -

Price: \$530,000

Method: Private Sale

Date: 10/06/2020

Property Type: House (Res)



7 Compton Pde SUNSHINE NORTH 3020 (REI) Agent Comments

 2  1  2

Price: \$520,000

Method: Private Sale

Date: 30/07/2020

Property Type: House