

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

31 Westmoreland Road, Sunshine North, VIC 3020

INDICATIVE SELLING PRICE

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

Range Between \$780,000 & \$850,000

MEDIAN SALE PRICE

Median price \$704,000 | House | Sunshine North (3020)

Period - From 1 October 2017 to 31 December 2017 | Source - REIV

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
23 BRADLEY STREET, SUNSHINE NORTH VIC 3020	\$820,000	21/10/2017
104 PHOENIX STREET, SUNSHINE NORTH VIC 3020	\$815,000	02/12/2017
32 CUMBERLAND STREET, SUNSHINE NORTH VIC 3020	\$770,000	09/09/2017