

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 49 Phoenix Street, Sunshine North Vic 3020

Indicative selling price

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

Single price \$810,000

Median sale price

Median price \$641,500 Property Type House Suburb Sunshine North

Period - From 01/10/2018 to 30/09/2019 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	57 Wiltshire St SUNSHINE NORTH 3020	\$805,000	31/08/2019
2	70 Hertford Rd SUNSHINE 3020	\$800,000	16/11/2019
3	20 Johnson St SUNSHINE NORTH 3020	\$776,000	30/11/2019

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: 19/12/2019 12:14



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Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$810,000

Median House Price

Year ending September 2019: \$641,500

Comparable Properties



57 Wiltshire St SUNSHINE NORTH 3020 (REI)

Agent Comments

3 1 1

Price: \$805,000

Method: Private Sale

Date: 31/08/2019

Property Type: House



70 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

3 1 3

Price: \$800,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 510 sqm approx



20 Johnson St SUNSHINE NORTH 3020 (REI)

Agent Comments

3 1 1

Price: \$776,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)

Land Size: 540 sqm approx