

# 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 79 Phoenix Street, Sunshine North Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$840,000 & \$895,000

### 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 | 73 Phoenix St SUNSHINE NORTH 3020 | \$904,000 | 08/06/2019   |
| 2 | 11 Colin St SUNSHINE 3020         | \$900,000 | 19/10/2019   |
| 3 | 13 Mellor St SUNSHINE 3020        | \$875,000 | 30/06/2019   |

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: 25/11/2019 13:03



3   1   1

**Property Type:** House (Res)

**Land Size:** 680 sqm approx

Agent Comments

**Indicative Selling Price**

\$840,000 - \$895,000

**Median House Price**

Year ending September 2019: \$641,500

## Comparable Properties

73 Phoenix St SUNSHINE NORTH 3020 (REI)   Agent Comments

3   1   1

**Price:** \$904,000

**Method:** Auction Sale

**Date:** 08/06/2019

**Property Type:** House (Res)

**Land Size:** 679 sqm approx



11 Colin St SUNSHINE 3020 (REI)

Agent Comments

3   2   1

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 19/10/2019

**Property Type:** House (Res)

**Land Size:** 534 sqm approx



13 Mellor St SUNSHINE 3020 (REI)

Agent Comments

3   2   2

**Price:** \$875,000

**Method:** Sold After Auction

**Date:** 30/06/2019

**Property Type:** House (Res)