

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8 BELMORE ROAD, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Price Range: \$880000 to \$970000

Median sale price

Median price

\$625,000

House

Unit

Suburb

SUNSHINE NORTH

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

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
27 NORTHUMBERLAND RD, SUNSHINE NORTH, VIC 3020	\$1,051,000	12/08/2017
25 LINCOLN ST, SUNSHINE NORTH, VIC 3020	\$830,000	06/07/2017
163 DUKE ST, SUNSHINE NORTH, VIC 3020	\$865,000	24/06/2017