



Ben Malaga

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

55 Berkshire Road Sunshine North VIC 3020

3 3 2

Indicative Selling Price

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

Range between \$580,000 & \$630,000

Median Sale Price

\$663,000 Houses in Sunshine north between 01 Jan 2018 - 31 Dec 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



95A Berkshire Road Sunshine North	Sold Price	\$650,000	Sold Date	14-Jul-17
VIC 3020			Distance	0.29km
4 2 1				



34 Romsey Avenue Sunshine North	Sold Price	\$660,000	Sold Date	18-Aug-18
VIC 3020			Distance	1.18km
3 2 1				



1/22 Ferndale Road Sunshine North	Sold Price	-	Sold Date	-
VIC 3020			Distance	-
3 2 1				

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