



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

6 Camperdown Avenue Sunshine North VIC 3020

3 1 2

## Indicative Selling Price

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

Single Price \$700,000

## Median Sale Price

\$650,000 Houses in Sunshine north between 01 Jul 2018 - 30 Jun 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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.



**60 Cary Street Sunshine North VIC 3020** Sold Price **\$560,000** Sold Date **23-Nov-18**  
 3 1 2 Distance **0.21km**



**64 Dunkeld Avenue Sunshine North VIC 3020** Sold Price **\$550,000** Sold Date **18-May-19**  
 3 1 4 Distance **0.26km**



**54 Dunkeld Avenue Sunshine North VIC 3020** Sold Price <sup>RS</sup> **\$820,000** Sold Date **28-Jun-19**  
 4 2 2 Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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