

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

6/11-13 Furlong Road Sunshine North VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$638,000

Property type

House

Suburb

Sunshine North

Period-from

01 May 2019

to

30 Apr 2020

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 2A Baynton Avenue Sunshine North VIC 3020 | \$580,000 | 28-Oct-19 |
| 45 Ferndale Road Sunshine North VIC 3020 | \$610,000 | 28-Apr-20 |
| 1/23 Cumberland Street Sunshine North VIC 3020 | \$642,000 | 04-May-19 |

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 6 months.~~

This Statement of Information was prepared on: 13 May 2020



2A Baynton Avenue Sunshine North Sold Price **\$580,000** Sold Date **28-Oct-19**
VIC 3020
 3 1 1 Distance **0.3km**



45 Ferndale Road Sunshine North Sold Price **\$610,000** Sold Date **28-Apr-20**
VIC 3020
 3 1 2 Distance **0.97km**



1/23 Cumberland Street Sunshine Sold Price **\$642,000** Sold Date **04-May-19**
North VIC 3020
 3 1 1 Distance **1.73km**

RS = Recent sale UN = Undisclosed Sale

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