

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

111 WARWICK ROAD, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Price Range: 500,000 to 550,000

Median sale price

Median price

\$593,750

House

X

Unit

Suburb

SUNSHINE NORTH

Period

01 July 2016 to 30 June 2017

Source



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
22 BANGERANG AVE, SUNSHINE NORTH, VIC 3020	*\$566,000	03/06/2017
51 BERKSHIRE RD, SUNSHINE NORTH, VIC 3020	*\$510,000	22/06/2017
65 PHOENIX ST, SUNSHINE NORTH, VIC 3020	\$500,000	21/01/2017