

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

60 PHOENIX STREET, SUNSHINE NORTH, VIC 3020

Indicative selling price

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

Single Price:

\$949,000

Median sale price

Median price

\$695,000

House

☒

Unit

☐

Suburb

SUNSHINE NORTH

Period

01 January 2018 to 30 June 2018

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
413 BALLARAT RD, SUNSHINE, VIC 3020	*\$900,000	21/04/2018
37 WESTMORELAND RD, SUNSHINE NORTH, VIC 3020	*\$870,500	03/03/2018
1 FARNSWORTH ST, SUNSHINE, VIC 3020	*\$850,000	03/03/2018