# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### **Sections 47AF of the Estate Agents Act 1980**

### Property offered for sale

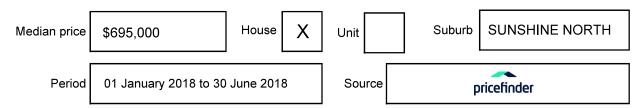
Address	
	5 COMPTON PARADE, SUNSHINE NORTH, VIC 3020
postcode	

## Indicative selling price

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

Price Range: \$650,000 to \$700,000

### Median sale price



#### 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
376 BALLARAT RD, SUNSHINE NORTH, VIC 3020	*\$710,000	10/05/2018
3 MCLEOD ST, SUNSHINE NORTH, VIC 3020	*\$685,000	06/06/2018
52 FERNDALE RD, SUNSHINE NORTH, VIC 3020	*\$740,000	25/04/2018