

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

22 Ford Avenue, Sunshine North Vic 3020

Indicative selling price

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

Range between

\$660,000

&

\$695,000

Median sale price

Median price

\$772,500

Property Type

House

Suburb

Sunshine North

Period - From

01/04/2022

to

31/03/2023

Source

REIV

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 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
1	2 Orloff Ct SUNSHINE NORTH 3020	\$695,000	29/06/2023
2	219 Mcintyre Rd SUNSHINE NORTH 3020	\$680,000	17/04/2023
3	31 Ravenna St ST ALBANS 3021	\$680,000	15/03/2023

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 six months.~~

This Statement of Information was prepared on:

03/07/2023 11:06



3 1 1

Property Type: House (Res)
Land Size: 581 sqm approx
Agent Comments

Indicative Selling Price
\$660,000 - \$695,000
Median House Price
Year ending March 2023: \$772,500

Comparable Properties



2 Orloff Ct SUNSHINE NORTH 3020 (REI)

Agent Comments

3 1 1

Price: \$695,000
Method: Private Sale
Date: 29/06/2023
Property Type: House



219 McIntyre Rd SUNSHINE NORTH 3020 (REI/VG)

Agent Comments

3 2 4

Price: \$680,000
Method: Private Sale
Date: 17/04/2023
Property Type: House
Land Size: 543 sqm approx



31 Ravenna St ST ALBANS 3021 (REI/VG)

Agent Comments

3 1 1

Price: \$680,000
Method: Private Sale
Date: 15/03/2023
Property Type: House
Land Size: 534 sqm approx