

## 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

8 MANSFIELD AVENUE, SUNSHINE NORTH, VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$720,000 to \$750,000

### Median sale price

Median price

\$590,000

House

Unit

Suburb

SUNSHINE NORTH

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### 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
12 GRESFORD ST, SUNSHINE NORTH, VIC 3020	*\$735,000	05/06/2017
25 DOWNING ST, SUNSHINE NORTH, VIC 3020	*\$718,000	13/05/2017
105 WARWICK RD, SUNSHINE NORTH, VIC 3020	*\$720,000	05/05/2017
5 WILLEY ST, SUNSHINE NORTH, VIC 3020	\$859,000	16/02/2017