

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

1/19 Hertford Road, Sunshine Vic 3020

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$815,500 Property Type House Suburb Sunshine

Period - From 01/10/2019 to 31/12/2019 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	70 Hertford Rd SUNSHINE 3020	\$800,000	16/11/2019
2	2a Mellor St SUNSHINE 3020	\$591,000	19/10/2019
3	1/16 Yewers St SUNSHINE 3020	\$470,000	10/10/2019

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:

21/02/2020 13:54

1/19 Hertford Road, Sunshine Vic 3020



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Property Type: House
Land Size: 386.887 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000
Median House Price
December quarter 2019: \$815,500

Comparable Properties



70 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

 3  1  3

Price: \$800,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 510 sqm approx



2a Mellor St SUNSHINE 3020 (REI/VG)

Agent Comments

 2  1  1

Price: \$591,000
Method: Auction Sale
Date: 19/10/2019
Property Type: Unit
Land Size: 297 sqm approx



1/16 Yewers St SUNSHINE 3020 (VG)

Agent Comments

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Price: \$470,000
Method: Sale
Date: 10/10/2019
Property Type: Strata Unit/Flat

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.