# 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

9 Appleby Court, Sunshine Vic 3020

#### Indicative selling price

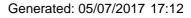
For the meaning	of this price see	consume	r.vic.gov.au	l/underquoting			
Range betweer	\$670,000		&	\$737,000			
Median sale price							
Median price	\$777,500	House	Х	Suburb	Sunshine		
Period - From	01/01/2017	to 31/03	3/2017	Source REI	V		

#### **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7 Thomson St SUNSHINE 3020	\$720,000	29/04/2017
69 Duke St SUNSHINE 3020	\$710,000	29/04/2017
74 Couch St SUNSHINE 3020	\$700,000	06/05/2017

Account - Barry Plant | P: 03 8326 8888





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.

### 9 Appleby Court, Sunshine Vic 3020





Rooms: Property Type: House(Res) Land Size: 553 sqm approx Agent Comments

Indicative Selling Price \$670,000 - \$737,000 Median House Price March quarter 2017: \$777,500

## **Comparable Properties**



#### 7 Thomson St SUNSHINE 3020 (REI) **6**1



Price: \$720,000 Method: Auction Sale Date: 29/04/2017 Rooms: -Property Type: House (Res) Land Size: 409 sqm approx Agent Comments

69 Duke St SUNSHINE 3020 (REI)



Agent Comments





74 Couch St SUNSHINE 3020 (REI)



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Price: \$700,000 Method: Private Sale Date: 06/05/2017 Rooms: -Property Type: House(Res) Land Size: 520 sqm approx

#### Agent Comments

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