

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

9 Appleby Court, Sunshine Vic 3020

Indicative selling price

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

Range between \$670,000

&

\$737,000

Median sale price

Median price \$777,500

House

X

Suburb

Sunshine

Period - From 01/01/2017

to

31/03/2017

Source REIV

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

9 Appleby Court, Sunshine Vic 3020



 3  - 

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)

Agent Comments

 3  1  1

Price: \$720,000

Method: Auction Sale

Date: 29/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 409 sqm approx



69 Duke St SUNSHINE 3020 (REI)

Agent Comments

 3  1  -

Price: \$710,000

Method: Auction Sale

Date: 29/04/2017

Rooms: 5

Property Type: House (Res)

Land Size: 483 sqm approx



74 Couch St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$700,000

Method: Private Sale

Date: 06/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 520 sqm approx