

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	5/46 Monash Street, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between \$490,000	&	\$510,000
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Median sale price

Median price	\$460,000	Hou	se	Unit	Х	Suburl	Sunshine
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

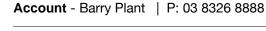
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	36 High St SUNSHINE 3020	\$610,000	21/10/2017
2	3/1 Menzies St BRAYBROOK 3019	\$550,000	11/09/2017
3	5/3 Vine St BRAYBROOK 3019	\$515,000	01/11/2017

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.







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Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$490,000 - \$510,000 **Median Unit Price** Year ending December 2017: \$460,000

Comparable Properties

36 High St SUNSHINE 3020 (REI)





Price: \$610,000 Method: Auction Sale Date: 21/10/2017 Rooms: 4

Property Type: Townhouse (Res) Land Size: 151 sqm approx

Agent Comments



3/1 Menzies St BRAYBROOK 3019 (REI)

-2



Price: \$550,000 Method: Auction Sale Date: 11/09/2017

Rooms: -

Property Type: Townhouse (Single)

Agent Comments









Price: \$515,000 Method: Private Sale Date: 01/11/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 173 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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