

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 5/46 Monash Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$490,000

&

\$510,000

Median sale price

Median price \$460,000

House

Unit

X

Suburb

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.

	Address 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.



 2
  1
  1

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)

Agent Comments

 2
  1
  2

Price: \$610,000
Method: Auction Sale
Date: 21/10/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 151 sqm approx



3/1 Menzies St BRAYBROOK 3019 (REI)

Agent Comments

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  1

Price: \$550,000
Method: Auction Sale
Date: 11/09/2017
Rooms: -
Property Type: Townhouse (Single)



5/3 Vine St BRAYBROOK 3019 (REI)

Agent Comments

 2
  2
  1

Price: \$515,000
Method: Private Sale
Date: 01/11/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 173 sqm approx