

# 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

2a Martin Street, Sunshine Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$780,000 & \$820,000

### Median sale price

Median price \$871,500 Property Type House Suburb Sunshine

Period - From 01/10/2020 to 30/09/2021 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	11 Lowe Cr SUNSHINE 3020	\$825,000	23/10/2021
2	71 Chapman St SUNSHINE 3020	\$802,000	11/08/2021
3	6 Mcgrath St SUNSHINE 3020	\$785,000	08/05/2021

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:

26/10/2021 16:21



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**Property Type:** Unit  
**Land Size:** 250 sqm approx  
 Agent Comments

**Indicative Selling Price**

\$780,000 - \$820,000

**Median House Price**

Year ending September 2021: \$871,500

## Comparable Properties

11 Lowe Cr SUNSHINE 3020 (REI)

Agent Comments

3 1 4

**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 23/10/2021  
**Property Type:** House  
**Land Size:** 540 sqm approx



71 Chapman St SUNSHINE 3020 (REI)

Agent Comments

3 2 -

**Price:** \$802,000  
**Method:** Private Sale  
**Date:** 11/08/2021  
**Property Type:** House

6 Mcgrath St SUNSHINE 3020 (REI)

Agent Comments

2 1 -

**Price:** \$785,000  
**Method:** Auction Sale  
**Date:** 08/05/2021  
**Property Type:** House (Res)  
**Land Size:** 470 sqm approx

**Account** - Biggin & Scott | P: 03 9317 5577 | F: 03 93175455