## 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									
Range betweer	\$780,000		&		\$820,000				
Median sale p	rice								
Median price	\$871,500	Pro	operty Type	Hou	se		Suburb	Sunshine	
Period - From	01/10/2020	to	30/09/2021		So	ource	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.

Ade	dress 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









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)

71 Chapman St SUNSHINE 3020 (REI)

2

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



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

3

6 Mcgrath St SUNSHINE 3020 (REI)

Agent Comments

Agent Comments



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

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

propertydata



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