

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	1/9 Watt Street, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Single price \$620,000

Median sale price

Median price	\$449,000	Hou	se	Unit	Х	Suburb	Sunshine
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

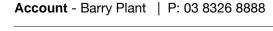
Comparable property sales (*Delete A or B below as applicable)

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	2/5 Clairmont St ALBION 3020	\$580,500	11/05/2019
2	2/3 Marcia St SUNSHINE WEST 3020	\$579,000	22/08/2019
3	2/57 Fraser St SUNSHINE 3020	\$568,000	14/08/2019

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.







Generated: 04/09/2019 18:46







Rooms:

Property Type: unit **Agent Comments**

Indicative Selling Price \$620,000 **Median Unit Price** Year ending June 2019: \$449,000

Comparable Properties



2/5 Clairmont St ALBION 3020 (REI)



Price: \$580,500 Method: Auction Sale Date: 11/05/2019

Rooms: 5

Property Type: Townhouse (Res)

Agent Comments



2/3 Marcia St SUNSHINE WEST 3020 (REI)







Price: \$579,000 Method: Private Sale Date: 22/08/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

2/57 Fraser St SUNSHINE 3020 (REI)





Price: \$568.000 Method: Private Sale Date: 14/08/2019

Rooms: -

Property Type: Townhouse (Single)

Agent Comments

Account - Barry Plant | P: 03 8326 8888





Generated: 04/09/2019 18:46