

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 91 Monash Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$950,000 & \$1,020,000

Median sale price

Median price \$780,000 House X Unit 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	10 Victoria St SUNSHINE 3020	\$990,000	18/11/2017
2	74 Hertford Rd SUNSHINE 3020	\$965,000	26/08/2017
3	4 Osbert St SUNSHINE 3020	\$945,800	22/11/2017

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.



 5  1  2

Rooms:
Property Type: House
Land Size: 532 sqm approx
 Agent Comments

Indicative Selling Price
 \$950,000 - \$1,020,000
Median House Price
 Year ending December 2017: \$780,000

Comparable Properties



10 Victoria St SUNSHINE 3020 (REI)

Agent Comments

 4  1  3

Price: \$990,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 464 sqm approx



74 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

 2  1  1

Price: \$965,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 755 sqm approx



4 Osbert St SUNSHINE 3020 (REI)

Agent Comments

 4  1  3

Price: \$945,800
Method: Sold Before Auction
Date: 22/11/2017
Rooms: -
Property Type: House (Res)