

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

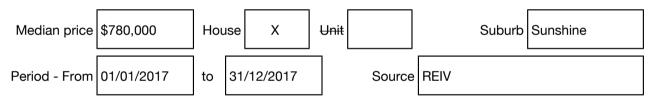
s |91 Monash Street, Sunshine Vic 3020 d e

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



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.

Account - Barry Plant | P: 03 8326 8888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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) 4 4 1 3	Agent Comments
	Price: \$990,000 Method: Auction Sale Date: 18/11/2017 Rooms: 5 Property Type: House (Res) Land Size: 464 sqm approx	
2	74 Hertford Rd SUNSHINE 3020 (REI) 2 4 1 2	Agent Comments
	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) 4 4 1 3	Agent Comments
	Price: \$945,800 Method: Sold Before Auction Date: 22/11/2017 Rooms: - Property Type: House (Res)	

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