

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	35a Dunbar Avenue, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

&	\$720,000
2	k

Median sale price

Median price	\$744,000	Hou	ıse X	Unit		Suburb	Sunshine
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

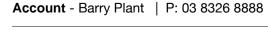
Comparable property sales (*Delete A or B below as applicable)

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	1/9 Mclean St ALBION 3020	\$717,000	22/09/2018
2	2 Struga Rd SUNSHINE WEST 3020	\$672,500	24/11/2018
3	225b Wright St SUNSHINE WEST 3020	\$658,000	10/11/2018

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.







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Rooms: **Property Type:** Agent Comments

Indicative Selling Price \$670,000 - \$720,000 **Median House Price** Year ending December 2018: \$744,000

Comparable Properties

1/9 Mclean St ALBION 3020 (REI)







Price: \$717,000 Method: Auction Sale Date: 22/09/2018 Rooms: -

Property Type: Townhouse (Res) Land Size: 200 sqm approx

Agent Comments

2 Struga Rd SUNSHINE WEST 3020 (REI)





Price: \$672.500 Method: Auction Sale

Date: 24/11/2018 Rooms: -

Property Type: House (Res)

Agent Comments











Price: \$658,000 Method: Auction Sale Date: 10/11/2018

Rooms: -

Property Type: House (Res)

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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