

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 35a Dunbar Avenue, Sunshine Vic 3020

Indicative selling price

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

Range between \$670,000

&

\$720,000

Median sale price

Median price \$744,000

House

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.

	Address 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.



 4  2  1

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)

Agent Comments

 3  2  1

Price: \$717,000
Method: Auction Sale
Date: 22/09/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 200 sqm approx

2 Struga Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 4  2  2

Price: \$672,500
Method: Auction Sale
Date: 24/11/2018
Rooms: -
Property Type: House (Res)



225b Wright St SUNSHINE WEST 3020 (REI)

Agent Comments

 4  3  1

Price: \$658,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: House (Res)