

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 7 Lowe Crescent, Sunshine

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000

&

\$750,000

### Median sale price

Median price \$685,000

Property Type House

Suburb Sunshine

Period - From Dec 2018

to Dec 2019

Source Pricerfinder

### Comparable property sales

**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.

Address of comparable property	Price	Date of sale
1. 12 Sturt Street, Sunshine	\$751,000	23/11/2019

This Statement of Information was prepared on: 15/01/2020