

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

10 Sturt Street, Sunshine Vic 3020

Indicative selling price

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

Single price

\$740,000

Median sale price

Median price

\$748,500

Property Type

House

Suburb

Sunshine

Period - From

01/01/2019

to

31/12/2019

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	70 Hertford Rd SUNSHINE 3020	\$800,000	16/11/2019
2	12 Sturt St SUNSHINE 3020	\$751,000	23/11/2019
3	94 Cornwall Rd SUNSHINE 3020	\$710,000	17/12/2019

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.~~

This Statement of Information was prepared on:

06/04/2020 08:21



Property Type:
Agent Comments

Indicative Selling Price

\$740,000

Median House Price

Year ending December 2019: \$748,500

Comparable Properties



70 Hertford Rd SUNSHINE 3020 (REI/VG)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 510 sqm approx

12 Sturt St SUNSHINE 3020 (REI/VG)

Agent Comments



Price: \$751,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 604 sqm approx



94 Cornwall Rd SUNSHINE 3020 (VG)

Agent Comments



Price: \$710,000

Method: Sale

Date: 17/12/2019

Property Type: House (Res)

Land Size: 491 sqm approx