

# 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

27 Monash Street, Sunshine Vic 3020

### Indicative selling price

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

Range between \$880,000 & \$940,000

### Median sale price

Median price \$762,050 Property Type House Suburb Sunshine

Period - From 01/04/2019 to 31/03/2020 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	44 Stanford St SUNSHINE 3020	\$930,000	29/02/2020
2	1 Stonemark St SUNSHINE 3020	\$917,000	07/12/2019
3	2 Thorpe St SUNSHINE 3020	\$855,000	07/12/2019

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:

01/06/2020 12:55



 3  1  1

**Property Type:** WB

Agent Comments

**Indicative Selling Price**

\$880,000 - \$940,000

**Median House Price**

Year ending March 2020: \$762,050

## Comparable Properties

**44 Stanford St SUNSHINE 3020 (REI)**

Agent Comments

 3  2  3

**Price:** \$930,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House (Res)

**1 Stonemark St SUNSHINE 3020 (REI)**

Agent Comments

 3  2  2

**Price:** \$917,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** House (Res)

**Land Size:** 500 sqm approx



**2 Thorpe St SUNSHINE 3020 (REI)**

Agent Comments

 3  2  3

**Price:** \$855,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Property Type:** House (Res)

**Land Size:** 704 sqm approx