

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 57 Wiltshire Street, Sunshine North Vic 3020

Indicative selling price

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

Range between \$780,000

&

\$830,000

Median sale price

Median price \$685,000

House

X

Unit

Suburb

Sunshine North

Period - From 01/04/2018

to

31/03/2019

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	1 Sturt St SUNSHINE 3020	\$830,000	23/02/2019
2	54 Dunkeld Av SUNSHINE NORTH 3020	\$825,000	25/05/2019
3	15 Sturt St SUNSHINE 3020	\$720,000	25/05/2019

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.



 3  1  1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$780,000 - \$830,000
Median House Price
Year ending March 2019: \$685,000

Comparable Properties



1 Sturt St SUNSHINE 3020 (REI)

Agent Comments

 3  1  4

Price: \$830,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 622 sqm approx

54 Dunkeld Av SUNSHINE NORTH 3020 (REI)

Agent Comments

 4  2  2

Price: \$825,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx

15 Sturt St SUNSHINE 3020 (REI)

Agent Comments

 3  1  3

Price: \$720,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)