

#### 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	57 Wiltshire Street, Sunshine North Vic 3020
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$780,000	&	\$830,000
			l

#### Median sale price

Median price	\$685,000	Hou	use X	Unit		S	Suburb	Sunshine North
Period - From	01/04/2018	to	31/03/2019		Source	REIV		

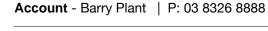
### Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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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)

**1** 3





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





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)

**=** 3





Price: \$720,000 Method: Auction Sale Date: 25/05/2019

Rooms: -

Property Type: House (Res)

Agent Comments

**Agent Comments** 

Account - Barry Plant | P: 03 8326 8888 Generated: 18/06/2019 13:13



