

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

362 Hampshire Crescent, Sunshine Vic 3020

Indicative selling price

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

Range between \$1,050,000

&

\$1,100,000

Median sale price

Median price \$777,500

House

X

Suburb

Sunshine

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
160 Cornwall Rd SUNSHINE 3020	\$1,001,000	04/03/2017
27 Parsons St SUNSHINE 3020	\$950,000	06/05/2017
30 Chapman St SUNSHINE 3020	\$890,000	25/02/2017



 2  1  1

Rooms:
Property Type: WB
Land Size: 697 sqm
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,100,000
Median House Price
March quarter 2017: \$777,500

Comparable Properties



160 Cornwall Rd SUNSHINE 3020 (REI)

Agent Comments

 3  1  3

Price: \$1,001,000
Method: Auction Sale
Date: 04/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 881 sqm



27 Parsons St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$950,000
Method: Auction Sale
Date: 06/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm



30 Chapman St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$890,000
Method: Auction Sale
Date: 25/02/2017
Rooms: 5
Property Type: House (Res)
Land Size: 668 sqm