

STATEMENT OF INFORMATION

97 WRIGHT STREET, SUNSHINE, VIC 3020

PREPARED BY C.BURAK BINATLI, FREEDOM PROPERTY, PHONE: 0455 663 331



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



97 WRIGHT STREET, SUNSHINE, VIC 3020  2  1  2

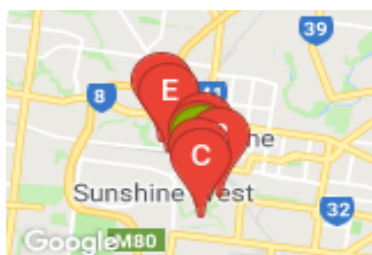
Indicative Selling Price

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

Price Range: \$580,000 to \$638,000

Provided by: C.Burak Binatli, Freedom Property

MEDIAN SALE PRICE



SUNSHINE, VIC, 3020

Suburb Median Sale Price (House)

\$761,000

01 October 2017 to 30 September 2018

Provided by: 

COMPARABLE PROPERTIES

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.



5 ANDERSON RD, SUNSHINE, VIC 3020  2  1  1

Sale Price

***\$513,500**

Sale Date: 08/10/2018

Distance from Property: 126m



72 WRIGHT ST, SUNSHINE, VIC 3020  2  1  1

Sale Price

\$590,000

Sale Date: 06/06/2018

Distance from Property: 493m



4 MCCOUBRIE AVE, SUNSHINE WEST, VIC 3020  3  1  2

Sale Price

\$562,000

Sale Date: 07/07/2018

Distance from Property: 680m



This report has been compiled on 28/11/2018 by Freedom Property. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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6 SELWYN ST, ALBION, VIC 3020

2 2 -

Sale Price

***\$660,000**

Sale Date: 12/11/2018

Distance from Property: 1.8km



101 FRASER ST, SUNSHINE, VIC 3020

2 1 1

Sale Price

***\$578,000**

Sale Date: 10/11/2018

Distance from Property: 1.5km



42 DUNBAR AVE, SUNSHINE, VIC 3020

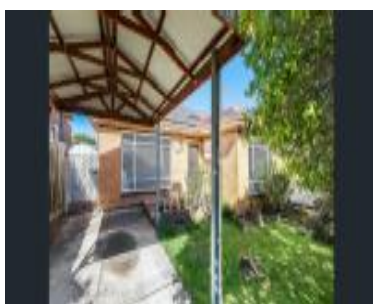
3 1 2

Sale Price

\$683,500

Sale Date: 18/09/2018

Distance from Property: 359m



177 MORRIS ST, SUNSHINE, VIC 3020

3 1 2

Sale Price

\$683,000

Sale Date: 18/06/2018

Distance from Property: 370m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

97 WRIGHT STREET, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range:

\$580,000 to \$638,000

Median sale price

Median price

\$761,000

House

☒

Unit

☐

Suburb

SUNSHINE

Period

01 October 2017 to 30 September 2018

Source

pricfinder

Comparable property sales

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

5 ANDERSON RD, SUNSHINE, VIC 3020	*\$513,500	08/10/2018
72 WRIGHT ST, SUNSHINE, VIC 3020	\$590,000	06/06/2018
4 MCCOUBRIE AVE, SUNSHINE WEST, VIC 3020	\$562,000	07/07/2018

6 SELWYN ST, ALBION, VIC 3020	*\$660,000	12/11/2018
101 FRASER ST, SUNSHINE, VIC 3020	*\$578,000	10/11/2018
42 DUNBAR AVE, SUNSHINE, VIC 3020	\$683,500	18/09/2018
177 MORRIS ST, SUNSHINE, VIC 3020	\$683,000	18/06/2018