

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

20 Andrew Street, Sunshine Vic 3020

Indicative selling price

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

Single price

\$730,000

Median sale price

Median price

\$783,000

House

X

Unit

Suburb

Sunshine

Period - From

01/04/2017

to

31/03/2018

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	22 Union St SUNSHINE 3020	\$747,000	21/04/2018
2	3 Thomson St SUNSHINE 3020	\$741,000	19/05/2018
3	119 Hertford Rd SUNSHINE 3020	\$680,000	24/03/2018

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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Rooms:
Property Type: House
Land Size: 456 sqm approx
 Agent Comments

Indicative Selling Price

\$730,000

Median House Price

Year ending March 2018: \$783,000

Comparable Properties



22 Union St SUNSHINE 3020 (REI)

Agent Comments

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Price: \$747,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House



3 Thomson St SUNSHINE 3020 (REI)

Agent Comments

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Price: \$741,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 510 sqm approx



119 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

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Price: \$680,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House
Land Size: 513 sqm approx