

## 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

9 Duke Street, Sunshine Vic 3020

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$770,000

&

\$810,000

#### Median sale price

Median price

\$785,500

House

X

Unit

Suburb

Sunshine

Period - From

01/10/2017

to

31/12/2017

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	14 Menzies St BRAYBROOK 3019	\$831,500	28/10/2017
2	65 Hargreaves Cr BRAYBROOK 3019	\$825,000	09/12/2017
3	39 Shepherd St BRAYBROOK 3019	\$801,500	03/03/2018

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.



**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
 \$770,000 - \$810,000  
**Median House Price**  
 December quarter 2017: \$785,500

## Comparable Properties

### 14 Menzies St BRAYBROOK 3019 (REI)

**Agent Comments**



**Price:** \$831,500  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 625 sqm approx



### 65 Hargreaves Cr BRAYBROOK 3019 (REI)

**Agent Comments**



**Price:** \$825,000  
**Method:** Auction Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 604 sqm approx



### 39 Shepherd St BRAYBROOK 3019 (REI)

**Agent Comments**



**Price:** \$801,500  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 603 sqm approx