

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	9 Duke Street, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$770,000	&	\$810,000

Median sale price

Median price	\$785,500	Hou	ıse 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.

Add	dress 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.







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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)





Price: \$831,500 Method: Auction Sale Date: 28/10/2017

Rooms: -

Property Type: House (Res) Land Size: 625 sqm approx

Agent Comments



65 Hargreaves Cr BRAYBROOK 3019 (REI)

=3



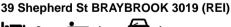


Price: \$825,000 Method: Auction Sale Date: 09/12/2017

Rooms: -

Property Type: House (Res) Land Size: 604 sqm approx

Agent Comments







Price: \$801,500 Method: Auction Sale Date: 03/03/2018

Rooms: 4

Property Type: House (Res) Land Size: 603 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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