

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
113 Wright Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$575,000 & \$630,000

Median sale price

Median price \$710,000 House X Unit Suburb Sunshine

Period - From 01/07/2018 to 30/09/2018 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	13 Thyra St SUNSHINE 3020	\$730,000	21/04/2018
2	42 Dunbar Av SUNSHINE 3020	\$683,500	09/10/2018
3	177 Morris St SUNSHINE 3020	\$683,000	18/06/2018

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.

113 Wright Street, Sunshine Vic 3020



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 650 sqm approx
Agent Comments

Indicative Selling Price
\$575,000 - \$630,000
Median House Price
September quarter 2018: \$710,000

Comparable Properties



13 Thyra St SUNSHINE 3020 (REI/VG)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 21/04/2018
Rooms: -
Property Type: House
Land Size: 540 sqm approx

42 Dunbar Av SUNSHINE 3020 (REI)

Agent Comments



Price: \$683,500
Method: Private Sale
Date: 09/10/2018
Rooms: -
Property Type: House (Res)

177 Morris St SUNSHINE 3020 (VG)

Agent Comments



Price: \$683,000
Method: Sale
Date: 18/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 421 sqm approx