

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

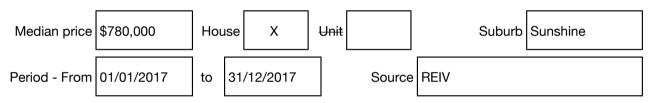
23 Station Place, Sunshine Vic 3020

Indicative selling price

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

Range between\$750,000&	k	\$800,000
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Median sale price



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	24 Moira St SUNSHINE 3020	\$781,000	08/02/2018
2	30 High St SUNSHINE 3020	\$760,000	09/12/2017
3	25 Fraser St SUNSHINE 3020	\$735,000	23/02/2018

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.

Account - Barry Plant | P: 03 8326 8888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 584.598 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$800,000 Median House Price Year ending December 2017: \$780,000

Comparable Properties

24 Moira St SUNSHINE 3020 (REI) 3 1 2 4 Price: \$781,000 Method: Auction Sale Date: 08/02/2018 Rooms: - Property Type: House (Res)	Agent Comments
30 High St SUNSHINE 3020 (REI) 2 1 2 1 Price: \$760,000 Method: Auction Sale Date: 09/12/2017 Rooms: - Property Type: House (Res) Land Size: 510 sqm approx	Agent Comments
25 Fraser St SUNSHINE 3020 (REI) 4 2 1 Price: \$735,000 Method: Private Sale Date: 23/02/2018 Rooms: 6 Property Type: House Land Size: 670 sqm approx	Agent Comments

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