

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 BENJAMIN STREET, SUNSHINE, VIC

2 1 2

Indicative Selling Price

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

Price Range: \$690,000 to \$730,000

Provided by: Jamie Saggars, Jas Stephens Real Estate Yarraville

MEDIAN SALE PRICE



SUNSHINE, VIC, 3020

Suburb Median Sale Price (House)

\$771,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



9 DUKE ST, SUNSHINE, VIC 3020

2 1 1

Sale Price

****\$781,989**

Sale Date: 14/05/2018

Distance from Property: 1.1km



8 HAMPSHIRE RD, SUNSHINE, VIC 3020

2 1 3

Sale Price

***\$690,000**

Sale Date: 24/03/2018

Distance from Property: 257m



23 AINSWORTH ST, SUNSHINE WEST, VIC 3020

2 1 2

Sale Price

***\$742,500**

Sale Date: 28/04/2018

Distance from Property: 1.7km



This report has been compiled on 04/06/2018 by Jas Stephens Real Estate Yarraville. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 BENJAMIN STREET, SUNSHINE, VIC 3020

Indicative selling price

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Price Range:

\$690,000 to \$730,000

Median sale price

Median price

\$771,000

House

X

Unit


Suburb

SUNSHINE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
9 DUKE ST, SUNSHINE, VIC 3020	**\$781,989	14/05/2018
8 HAMPSHIRE RD, SUNSHINE, VIC 3020	*\$690,000	24/03/2018
23 AINSWORTH ST, SUNSHINE WEST, VIC 3020	*\$742,500	28/04/2018