JAS STEPHENS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



26 BENJAMIN STREET, SUNSHINE, VIC







Indicative Selling Price

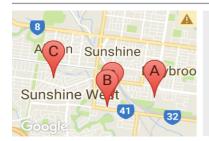
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$690,000 to \$730,000

Provided by: Jamie Saggers, 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







Sale Price

**\$781,989

Sale Date: 14/05/2018

Distance from Property: 1.1km





8 HAMPSHIRE RD, SUNSHINE, VIC 3020







Sale Price

*\$690,000

Sale Date: 24/03/2018

Distance from Property: 257m





23 AINSWORTH ST, SUNSHINE WEST, VIC 3020 🕮 2 🕒 1







Sale Price

*\$742.500

Sale Date: 28/04/2018

Distance from Property: 1.7km



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

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

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	p	pricefinder	

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