

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

2 Greig Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$820,000

&

\$860,000

Median sale price

Median price

\$695,000

House

X

Unit

Suburb

Sunshine

Period - From

01/04/2019

to

30/06/2019

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	6 Walter St SUNSHINE 3020	\$850,000	23/03/2019
2	1 Sturt St SUNSHINE 3020	\$830,000	23/02/2019
3	8 Kingaroy Rd SUNSHINE 3020	\$823,500	09/03/2019

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.



 3  2  1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$820,000 - \$860,000
Median House Price
June quarter 2019: \$695,000

Comparable Properties

6 Walter St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$850,000
Method: Auction Sale
Date: 23/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 700 sqm approx



1 Sturt St SUNSHINE 3020 (REI)

Agent Comments

 3  1  4

Price: \$830,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: House (Res)
Land Size: 622 sqm approx



8 Kingaroy Rd SUNSHINE 3020 (REI)

Agent Comments

 3  1  4

Price: \$823,500
Method: Auction Sale
Date: 09/03/2019
Rooms: -
Property Type: House (Res)