

## 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 Kingaroy Road, Sunshine Vic 3020

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$630,000

&

\$690,000

#### Median sale price

Median price \$763,750

House

X

Unit

Suburb Sunshine

Period - From 01/10/2016

to

30/09/2017

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	18 Newman St SUNSHINE 3020	\$691,000	05/08/2017
2	23 Dunbar Av SUNSHINE 3020	\$645,000	07/10/2017
3	143b Cornwall Rd SUNSHINE 3020	\$590,000	29/07/2017

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    1   

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**

\$630,000 - \$690,000

**Median House Price**

Year ending September 2017: \$763,750

## Comparable Properties



**18 Newman St SUNSHINE 3020 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$691,000  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** 5  
**Property Type:** House (Res)



**23 Dunbar Av SUNSHINE 3020 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$645,000  
**Method:** Auction Sale  
**Date:** 07/10/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 478 sqm approx

**143b Cornwall Rd SUNSHINE 3020 (REI)**

**Agent Comments**

 2    2    1

**Price:** \$590,000  
**Method:** Auction Sale  
**Date:** 29/07/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)  
**Land Size:** 150 sqm approx