

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 | 2 Kingaroy Road, Sunshine Vic 3020 |
|----------------------|------------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between | \$630,000 | & | \$690,000 |
|---------------|-----------|---|-----------|
| | | | |

Median sale price

| Median price | \$763,750 | Hou | se 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)

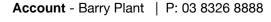
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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

OR

3

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.







143b Cornwall Rd SUNSHINE 3020

\$590,000

29/07/2017

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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)

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Price: \$691,000 Method: Auction Sale Date: 05/08/2017 Rooms: 5

Property Type: House (Res)

Agent Comments



23 Dunbar Av SUNSHINE 3020 (REI)



Price: \$645,000 Method: Auction Sale Date: 07/10/2017

Rooms: 4

Property Type: House (Res) Land Size: 478 sqm approx

Agent Comments

143b Cornwall Rd SUNSHINE 3020 (REI)





Price: \$590,000 Method: Auction Sale Date: 29/07/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 150 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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