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

16 Tribe Street, Sunshine Vic 3020

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range between \$700,000			&		\$770,000			
Median sale p	rice							
Median price	\$876,500	Pro	operty Type	Hou	se		Suburb	Sunshine
Period - From	01/01/2021	to	31/03/2021		So	urce	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	26 Mclennan St BRAYBROOK 3019	\$770,000	30/11/2020
2	32 Ernest St SUNSHINE 3020	\$750,000	05/12/2020
3	23 Wiltshire St SUNSHINE NORTH 3020	\$711,500	22/12/2020

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.

This Statement of Information was prepared on:

20/04/2021 11:55









Property Type: House Agent Comments

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Indicative Selling Price \$700,000 - \$770,000 Median House Price March quarter 2021: \$876,500

Comparable Properties

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Price: \$770,000	_
Method: Sale	
Date: 30/11/2020	
Property Type: House (Res) Land Size: 654 sqm approx	
32 Ernest St SUNSHINE 3020 (REI/VG)	Agent Comments
1 3 1 1	_
Price: \$750,000	
Method: Private Sale	
Date: 05/12/2020 Property Type: House (Res)	
Land Size: 665 sqm approx	
23 Wiltshire St SUNSHINE NORTH 3020 (VG)	Agent Comments
 == 3 == - 	
Price: \$711,500	-
Method: Sale	
Date: 22/12/2020	
Property Type: Development Site (Res)	
Land Size: 616 sqm approx	

Account - My Agent Real Estate | P: 03 9633 7111 | F: 03 9663 4067





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.