

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 consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$770,000

Median sale price

Median price \$876,500

Property Type House

Suburb Sunshine

Period - From 01/01/2021

to 31/03/2021

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	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

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



3 1 1

Property Type: House

Agent Comments

Comparable Properties

26 McLennan St BRAYBROOK 3019 (VG)

Agent Comments

3 - -

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

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