

**WE DELIVER  
RESULTS**

**STATEMENT OF INFORMATION**

114 DEVONSHIRE ROAD, SUNSHINE, VIC

PREPARED BY FRANK FORTI , BIGGIN & SCOTT SUNSHINE

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

114 DEVONSHIRE ROAD, SUNSHINE, VIC

Indicative selling price

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

Price Range:

\$580,000 to 630,000

Median sale price

Median price

\$755,000

House

X

Unit


Suburb

SUNSHINE

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
10 THOMSON ST, SUNSHINE, VIC 3020	*\$610,000	28/04/2018
10 THOMSON ST, SUNSHINE, VIC 3020	\$610,000	28/04/2018
4 NIXON ST, SUNSHINE, VIC 3020	**\$620,000	26/04/2018