

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

52 Matthews Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$630,000

&

\$655,000

Median sale price

Median price

\$710,000

House

X

Unit

Suburb

Sunshine

Period - From

01/07/2018

to

30/09/2018

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	50 Matthews St SUNSHINE 3020	\$670,000	23/06/2018
2	68 Lily St BRAYBROOK 3019	\$638,800	18/08/2018
3	1b Watt St SUNSHINE 3020	\$605,000	27/06/2018

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  1

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$630,000 - \$655,000
Median House Price
September quarter 2018: \$710,000

Comparable Properties



50 Matthews St SUNSHINE 3020 (REI)

Agent Comments

 2  1  1

Price: \$670,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 147 sqm approx



68 Lily St BRAYBROOK 3019 (REI)

Agent Comments

 3  1  1

Price: \$638,800
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: Townhouse (Res)

1b Watt St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$605,000
Method: Private Sale
Date: 27/06/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 200 sqm approx