

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

15 Baker Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$550,000 & \$590,000

Median sale price

Median price \$449,000 Property Type Unit Suburb Sunshine

Period - From 01/07/2018 to 30/06/2019 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	3/24 Marnoo St BRAYBROOK 3019	\$600,000	08/10/2019
2	1/20 Middleton St BRAYBROOK 3019	\$585,000	26/04/2019
3	2/57 Fraser St SUNSHINE 3020	\$568,000	14/08/2019

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:

17/10/2019 11:16



 3  1  1

Property Type: Townhouse
(Single)
Land Size: 183 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$590,000
Median Unit Price
Year ending June 2019: \$449,000

Comparable Properties



3/24 Marnoo St BRAYBROOK 3019 (REI)

Agent Comments

 3  3  2

Price: \$600,000
Method: Private Sale
Date: 08/10/2019
Rooms: 6
Property Type: Townhouse (Single)



1/20 Middleton St BRAYBROOK 3019 (REI)

Agent Comments

 3  2  1

Price: \$585,000
Method: Private Sale
Date: 26/04/2019
Property Type: Townhouse (Res)
Land Size: 200 sqm approx

2/57 Fraser St SUNSHINE 3020 (REI)

Agent Comments

 3  2  1

Price: \$568,000
Method: Private Sale
Date: 14/08/2019
Property Type: Townhouse (Single)