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	80 Wright Street, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$570,000	&	\$620,000

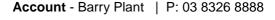
Median sale price

Median price	\$710,000	Н	ouse	Х		Sul	burb	Sunshine
Period - From	01/04/2016	to	31/03	3/2017	S	ource	REIV	1

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
7 Anderson Rd SUNSHINE 3020	\$620,000	25/03/2017
110 Wright St SUNSHINE 3020	\$612,000	17/03/2017
3 Bambara Ct SUNSHINE WEST 3020	\$600,000	29/04/2017







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Property Type: House Land Size: 418 sqm approx

Agent Comments

Indicative Selling Price \$570,000 - \$620,000 Median House Price Year ending March 2017: \$710,000

The comparable properties attached are in the same vicinity although slightly better condition and larger land sizes.

Comparable Properties



7 Anderson Rd SUNSHINE 3020 (REI)

Price: \$620,000 Method: Auction Sale Date: 25/03/2017

Rooms: -

Property Type: House (Res) Land Size: 300 sqm approx

Agent Comments



110 Wright St SUNSHINE 3020 (REI)





Agent Comments

Price: \$612,000

Method: Sold Before Auction

Date: 17/03/2017 Rooms: 6

Property Type: House (Res) Land Size: 535 sqm approx

3 Bambara Ct SUNSHINE WEST 3020 (REI)

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Price: \$600,000 Method: Private Sale Date: 29/04/2017

Rooms: 4

Property Type: House

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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