

## 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

80 Wright Street, Sunshine Vic 3020

#### Indicative selling price

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

Range between

\$570,000

&

\$620,000

#### Median sale price

Median price

\$710,000

House

X

Suburb

Sunshine

Period - From

01/04/2016

to

31/03/2017

Source

REIV

#### 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



 2  1  1

**Rooms:**

**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)**

**Agent Comments**

 2  1  1

**Price:** \$620,000

**Method:** Auction Sale

**Date:** 25/03/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 300 sqm approx



**110 Wright St SUNSHINE 3020 (REI)**

**Agent Comments**

 3  1  2

**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)**

**Agent Comments**

 3  1  2

**Price:** \$600,000

**Method:** Private Sale

**Date:** 29/04/2017

**Rooms:** 4

**Property Type:** House