

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

397 Ballarat Road, Sunshine Vic 3020

Indicative selling price

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

Range between \$820,000 & \$860,000

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
3 Alexandra Av SUNSHINE 3020	\$885,000	10/12/2016
19 Kannan Blvd BRAYBROOK 3019	\$882,000	10/12/2016
33 Joy St BRAYBROOK 3019	\$856,500	19/11/2016

397 Ballarat Road, Sunshine Vic 3020



 4  2  2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$820,000 - \$860,000
Median House Price
Year ending March 2017: \$710,000

Comparable Properties



3 Alexandra Av SUNSHINE 3020 (REI)

Agent Comments

 4  1  1

Price: \$885,000
Method: Auction Sale
Date: 10/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 486 sqm



19 Kannan Blvd BRAYBROOK 3019 (REI)

Agent Comments

 4  2  2

Price: \$882,000
Method: Auction Sale
Date: 10/12/2016
Rooms: 6
Property Type: House (Res)
Land Size: 392 sqm

33 Joy St BRAYBROOK 3019 (REI)

Agent Comments

 4  2  2

Price: \$856,500
Method: Auction Sale
Date: 19/11/2016
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm