

## 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

74 Hertford Road, 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

\$860,000

&

\$946,000

#### Median sale price

Median price

\$830,000

House

X

Suburb

Sunshine

Period - From

01/04/2017

to

30/06/2017

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
128 Cornwall Rd SUNSHINE 3020	\$887,000	24/06/2017
2 Dulcie St SUNSHINE 3020	\$885,000	22/04/2017
4 Farnsworth St SUNSHINE 3020	\$865,000	27/05/2017



 2    1    1

**Rooms:**  
**Property Type:** House  
**Land Size:** 755 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$860,000 - \$946,000  
**Median House Price**  
June quarter 2017: \$830,000

## Comparable Properties



128 Cornwall Rd SUNSHINE 3020 (REI)

[Agent Comments](#)

 3    1    1

**Price:** \$887,000  
**Method:** Auction Sale  
**Date:** 24/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx



2 Dulcie St SUNSHINE 3020 (REI)

[Agent Comments](#)

 3    1    4

**Price:** \$885,000  
**Method:** Auction Sale  
**Date:** 22/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 553 sqm approx

4 Farnsworth St SUNSHINE 3020 (REI)

[Agent Comments](#)

 3    1    1

**Price:** \$865,000  
**Method:** Auction Sale  
**Date:** 27/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 550 sqm approx