

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

75 HERTFORD ROAD, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range:

\$700,000 to \$770,000

Median sale price

Median price

\$747,750

House

X

Unit


Suburb

SUNSHINE

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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
18 PENGELLY CRT, SUNSHINE, VIC 3020	*\$750,000	21/10/2017
16 MELLOR ST, SUNSHINE, VIC 3020	\$710,000	07/10/2017
14 STONEMARK ST, SUNSHINE, VIC 3020	\$716,000	23/09/2017