

# 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

22 Andrew 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 \$580,000 & \$610,000

### Median sale price

Median price \$449,000

Property Type Unit

Suburb Sunshine

Period - From 01/07/2018

to 30/06/2019

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** 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
1	29 Leonard St SUNSHINE 3020	\$625,000	13/04/2019
2	52 Cornwall Rd SUNSHINE 3020	\$590,000	01/06/2019
3	3 Couch St SUNSHINE 3020	\$570,000	20/05/2019

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

16/09/2019 11:28



 3  1  1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$580,000 - \$610,000

**Median Unit Price**

Year ending June 2019: \$449,000

## Comparable Properties



**29 Leonard St SUNSHINE 3020 (REI)**

Agent Comments

 3  1  1

**Price:** \$625,000

**Method:** Auction Sale

**Date:** 13/04/2019

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 490 sqm approx



**52 Cornwall Rd SUNSHINE 3020 (REI)**

Agent Comments

 3  2  1

**Price:** \$590,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Property Type:** House (Res)

**Land Size:** 354 sqm approx



**3 Couch St SUNSHINE 3020 (REI)**

Agent Comments

 3  1  2

**Price:** \$570,000

**Method:** Private Sale

**Date:** 20/05/2019

**Rooms:** 4

**Property Type:** House