## 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	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betwee	\$580,000		&		\$610,000			
Median sale p	rice							
Median price	\$449,000	Pro	operty Type	Unit			Suburb	Sunshine
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Add	dress 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









**Property Type:** House (Res) Agent Comments Indicative Selling Price \$580,000 - \$610,000 Median Unit Price Year ending June 2019: \$449,000

# **Comparable Properties**



Price: \$625,000 Method: Auction Sale Date: 13/04/2019 Rooms: 5 Property Type: House (Res)

Land Size: 490 sqm approx

**L** 3

Agent Comments



52 Cornwall Rd SUNSHINE 3020 (REI)

29 Leonard St SUNSHINE 3020 (REI)

**Ý** 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)



Price: \$570,000 Method: Private Sale Date: 20/05/2019 Rooms: 4 Property Type: House Agent Comments

Agent Comments

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.