

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	11 Fraser Street, Sunshine Vic 3020
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Indicative selling price

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

Range between	\$700,000	&	\$750,000
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Median sale price

Median price	\$725,000	House	X	Unit		Suburb	Sunshine
Period - From	01/07/2017	to	30/09/2017	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	85 King Edward Av ALBION 3020	\$770,000	08/07/2017
2	25 McIntosh St SUNSHINE 3020	\$761,000	28/10/2017
3	57 Ardoyne St SUNSHINE 3020	\$720,000	26/08/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
September quarter 2017: \$725,000

Comparable Properties

85 King Edward Av ALBION 3020 (REI)

Agent Comments



Price: \$770,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 600 sqm approx



25 McIntosh St SUNSHINE 3020 (REI)

Agent Comments



Price: \$761,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 585 sqm approx

57 Ardoyne St SUNSHINE 3020 (REI)

Agent Comments



Price: \$720,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 628 sqm approx