

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

2/49 Hampshire Road, Sunshine Vic 3020

Indicative selling price

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$431,250

Unit

X

Suburb

Sunshine

Period - From

01/04/2016

to

31/03/2017

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
3/1 Mcgrath St SUNSHINE 3020	\$460,000	11/04/2017
1/4-6 Burnewang St ALBION 3020	\$445,000	21/04/2017
3/23 Arnold St SUNSHINE WEST 3020	\$440,000	14/03/2017