

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

3 Thomson Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$780,000 House X Unit Suburb Sunshine

Period - From 01/01/2017 to 31/12/2017 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	8 Hampshire Rd SUNSHINE 3020	\$690,000	24/03/2018
2	119 Hertford Rd SUNSHINE 3020	\$680,000	24/03/2018
3	2 Barclay St ALBION 3020	\$655,000	24/02/2018

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.~~



 3  1  1

Rooms:
Property Type: House (Res)
Land Size: 510 sqm approx
 Agent Comments

Indicative Selling Price
 \$600,000 - \$650,000
Median House Price
 Year ending December 2017: \$780,000

Comparable Properties

8 Hampshire Rd SUNSHINE 3020 (REI)

Agent Comments

 2  1  3

Price: \$690,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)



119 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$680,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House
Land Size: 513 sqm approx

2 Barclay St ALBION 3020 (REI)

Agent Comments

 2  1  2

Price: \$655,000
Method: Auction Sale
Date: 24/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 463 sqm approx