

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 Thorpe Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$760,000

&

\$820,000

Median sale price

Median price \$705,000

Property Type House

Suburb Sunshine

Period - From 01/10/2018

to

30/09/2019

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	4 Kevin St SUNSHINE 3020	\$816,000	26/10/2019
2	70 Hertford Rd SUNSHINE 3020	\$800,000	16/11/2019
3	12 Hemphill Rd SUNSHINE 3020	\$782,000	01/06/2019

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:

21/11/2019 11:40



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Property Type: House
Land Size: 704 sqm approx
Agent Comments

Indicative Selling Price

\$760,000 - \$820,000

Median House Price

Year ending September 2019: \$705,000

Comparable Properties

4 Kevin St SUNSHINE 3020 (REI)

Agent Comments

 3  1  -

Price: \$816,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)



70 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

 3  1  3

Price: \$800,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 510 sqm approx



12 Hemphill Rd SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$782,000

Method: Auction Sale

Date: 01/06/2019

Property Type: House (Res)

Land Size: 697 sqm approx