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

163 Morris Street, Sunshine Vic 3020

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$630,000		&		\$670,000			
Median sale pr	rice							
Median price	\$762,050	Pro	operty Type	Hou	se		Suburb	Sunshine
Period - From	01/04/2019	to	31/03/2020		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	16 Coolamon St ALBION 3020	\$673,000	14/03/2020
2	5 Hamel St ALBION 3020	\$645,000	23/11/2019
3	1/19 Hertford Rd SUNSHINE 3020	\$640,000	11/05/2020

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:

19/05/2020 11:43









Rooms: 4 Property Type: House Agent Comments

Indicative Selling Price \$630,000 - \$670,000 **Median House Price** Year ending March 2020: \$762,050

Comparable Properties



16 Coolamon St ALBION 3020 (REI) ò.



Price: \$673,000 Method: Auction Sale Date: 14/03/2020 Property Type: House (Res)

5 Hamel St ALBION 3020 (REI)

Agent Comments

Agent Comments



Price: \$645,000 Method: Auction Sale Date: 23/11/2019 Property Type: House (Res)

Land Size: 480 sqm approx

3

1/19 Hertford Rd SUNSHINE 3020 (REI)



Agent Comments

Price: \$640.000 Method: Private Sale Date: 11/05/2020 Rooms: 4 Property Type: House (Res)

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.