

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 consumer.vic.gov.au/underquoting

Range between

\$630,000

&

\$670,000

Median sale price

Median price

\$762,050

Property Type

House

Suburb

Sunshine

Period - From

01/04/2019

to

31/03/2020

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	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



 3  1  1

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)

Agent Comments

 2  1  -

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



5 Hamel St ALBION 3020 (REI)

Agent Comments

 3  1  1

Price: \$645,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)
Land Size: 480 sqm approx



1/19 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

 2  1  2

Price: \$640,000
Method: Private Sale
Date: 11/05/2020
Rooms: 4
Property Type: House (Res)