

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

13 Thyra Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$660,000

&

\$690,000

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	258 Wright St SUNSHINE WEST 3020	\$660,000	08/01/2018
2	38 Ardoyne St SUNSHINE 3020	\$650,000	18/11/2017
3	23 Dunbar Av SUNSHINE 3020	\$645,000	07/10/2017

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  2

Rooms:
Property Type: House (Res)
Land Size: 558 sqm approx
 Agent Comments

Indicative Selling Price
 \$660,000 - \$690,000
Median House Price
 Year ending December 2017: \$780,000

Comparable Properties



258 Wright St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  2  4

Price: \$660,000
Method: Private Sale
Date: 08/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 569 sqm approx



38 Ardoyne St SUNSHINE 3020 (REI)

Agent Comments

 3  1  3

Price: \$650,000
Method: Auction Sale
Date: 18/11/2017
Rooms: -
Property Type: House (Res)



23 Dunbar Av SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$645,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 478 sqm approx