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	119 Hertford Road, Sunshine Vic 3020

Indicative selling price

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

Range between	$680,000	&	$710,000

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	75 Hertford Rd SUNSHINE 3020	$790,000	12/02/2018
2	14 Stonemark St SUNSHINE 3020	$716,000	23/09/2017
3	16 Mellor St SUNSHINE 3020	$710,000	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.~~

119 Hertford Road, Sunshine Vic 3020

3   **1**

Rooms:
Property Type:
Land Size: 513sqm sqm approx

Agent Comments

Indicative Selling Price
$680,000 - $710,000
Median House Price
Year ending December 2017: $780,000

Comparable Properties

75 Hertford Rd SUNSHINE 3020 (REI)

3   **2**   **2**

Price: $790,000
Method: Private Sale
Date: 12/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 496 sqm approx

Agent Comments

14 Stonemark St SUNSHINE 3020 (REI)

3   **1**   **-**

Price: $716,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House (Res)

Agent Comments

16 Mellor St SUNSHINE 3020 (REI)

3   **1**   **2**

Price: $710,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 520 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888

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