

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

WRIGHT STREET, SUNSHINE, VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$600,000 to \$650,000

### Median sale price

Median price

House

Unit

Suburb

SUNSHINE

Period

01 April 2016 to 31 March 2017

Source

  
pricfinder

### Comparable property sales

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
28 THOMPSON ST, AVONDALE HEIGHTS, VIC 3034	\$720,000	30/11/2016
86 ASHLEY ST, WEST FOOTSCRAY, VIC 3012	\$880,000	01/12/2016
59 GLENGALA RD, SUNSHINE WEST, VIC 3020	\$580,000	02/12/2016
32 YARALLA CRES, SUNSHINE WEST, VIC 3020	*\$571,600	24/02/2017

19 CLARENDON ST, MAIDSTONE, VIC 3012	*\$730,000	25/02/2017
13 KOROROIT ST, ALBION, VIC 3020	Price Withheld	27/03/2017
2 JEFFREY AVE, ALTONA NORTH, VIC 3025	\$644,000	05/04/2017
23 LANGHAM ST, AVONDALE HEIGHTS, VIC 3034	*\$690,000	22/04/2017
1/13 EDNA ST, SUNSHINE NORTH, VIC 3020	*\$600,000	22/04/2017
1 OSBERT ST, SUNSHINE, VIC 3020	*\$596,000	22/04/2017