

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

1/7 STATION PLACE, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range:

\$640,000 to \$700,000

Median sale price

Median price

\$690,000

House

X

Unit


Suburb

SUNSHINE

Period

01 April 2016 to 31 March 2017

Source



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
1 OSBERT ST, SUNSHINE, VIC 3020	*\$596,000	22/04/2017
5 CAMERON ST, SUNSHINE, VIC 3020	\$600,000	08/02/2017
80 SOUTH RD, BRAYBROOK, VIC 3019	\$645,000	24/01/2017