

# 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

3 Watt 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)

Range between \$700,000 & \$760,000

### Median sale price

Median price \$710,000 Property Type House Suburb Sunshine

Period - From 01/07/2018 to 30/06/2019 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	55 Fraser St SUNSHINE 3020	\$730,000	14/09/2019
2	3 Station PI SUNSHINE 3020	\$768,000	24/08/2019
3	75 Fraser St SUNSHINE 3020	\$747,000	29/05/2019

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:

18/09/2019 19:41



 3    2    1

**Property Type:** House (Res)

**Land Size:** 734 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000 - \$760,000

**Median House Price**

Year ending June 2019: \$710,000

## Comparable Properties



**55 Fraser St SUNSHINE 3020 (REI)**

Agent Comments

 -    -    -

**Price:** \$730,000

**Method:** Auction Sale

**Date:** 14/09/2019

**Property Type:** Land

**Land Size:** 759 sqm approx

**3 Station PI SUNSHINE 3020 (REI)**

Agent Comments

 3    1    -

**Price:** \$768,000

**Method:** Auction Sale

**Date:** 24/08/2019

**Property Type:** House (Res)

**Land Size:** 589 sqm approx



**75 Fraser St SUNSHINE 3020 (REI)**

Agent Comments

 3    1    2

**Price:** \$747,000

**Method:** Private Sale

**Date:** 29/05/2019

**Property Type:** House

**Land Size:** 1012 sqm approx