

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

614/1 Foundry Road, Sunshine, VIC 3020

INDICATIVE SELLING PRICE

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

Range Between \$270,000 & \$290,000

MEDIAN SALE PRICE

Median price \$465,000 | House | Sunshine (3020)

Period - From 1 August 2018 to 22 November 2018 | Source - RP Data

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
111/1 FOUNDRY ROAD, SUNSHINE VIC 3020	\$300,000	18/10/2018
309/1 FOUNDRY ROAD, SUNSHINE VIC 3020	\$290,000	08/08/2018
304/1 FOUNDRY ROAD, SUNSHINE VIC 3020	\$285,000	18/05/2018