

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

35 Dunbar Avenue, Sunshine Vic 3020

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$763,750

House

X

Unit

Suburb Sunshine

Period - From 01/10/2016

to

30/09/2017

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	57 Ardoyne St SUNSHINE 3020	\$720,000	26/08/2017
2	64 Ardoyne St SUNSHINE 3020	\$690,000	12/08/2017
3	23 Dunbar Av SUNSHINE 3020	\$645,000	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.~~



 2  1  0

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending September 2017: \$763,750

Comparable Properties

57 Ardoyne St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$720,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 628 sqm approx

64 Ardoyne St SUNSHINE 3020 (REI)

Agent Comments

 2  1  2

Price: \$690,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 612 sqm approx



23 Dunbar Av SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$645,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 478 sqm approx