

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	35 Dunbar Avenue, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$700,000	&	\$770,000
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Median sale price

Median price	\$763,750	Hou	ise X	Unit		Suburb	Sunshine
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

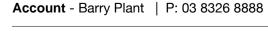
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress 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.







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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)

2 3 **2** 1 **4**

Price: \$720,000 Method: Auction Sale Date: 26/08/2017 Rooms: -

Property Type: House (Res) Land Size: 628 sqm approx **Agent Comments**

64 Ardoyne St SUNSHINE 3020 (REI)

1 2 **1 4**

Price: \$690,000 Method: Auction Sale Date: 12/08/2017 Rooms: -

Property Type: House (Res) **Land Size:** 612 sqm approx

Agent Comments



23 Dunbar Av SUNSHINE 3020 (REI)

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Price: \$645,000 Method: Auction Sale Date: 07/10/2017 Rooms: 4

Property Type: House (Res) **Land Size:** 478 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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