

## 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

9 Fraser 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

\$600,000

&

\$650,000

#### Median sale price

Median price

\$528,500

House

Unit

X

Suburb

Sunshine

Period - From

01/07/2017

to

30/06/2018

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	119 Hertford Rd SUNSHINE 3020	\$680,000	24/03/2018
2	38 Ardoyne St SUNSHINE 3020	\$650,000	18/11/2017
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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$600,000 - \$650,000  
**Median Unit Price**  
 Year ending June 2018: \$528,500

## Comparable Properties



**119 Hertford Rd SUNSHINE 3020 (REI)**

Agent Comments



**Price:** \$680,000  
**Method:** Auction Sale  
**Date:** 24/03/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 513 sqm approx



**38 Ardoyne St SUNSHINE 3020 (REI)**

Agent Comments



**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** -  
**Property Type:** House (Res)



**23 Dunbar Av SUNSHINE 3020 (REI)**

Agent Comments



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