

#### 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	9 Fraser Street, Sunshine Vic 3020
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$600,000	&	\$650,000
	4000,000	~	

#### Median sale price

Median price	\$528,500	Hou	se	Unit	Х	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.

Add	dress 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.

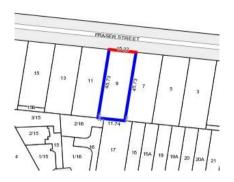






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**Agent Comments** 

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

## Comparable Properties



119 Hertford Rd SUNSHINE 3020 (REI)

Price: \$680,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: House Land Size: 513 sqm approx **Agent Comments** 



38 Ardoyne St SUNSHINE 3020 (REI)

**=**3

Price: \$650,000 Method: Auction Sale Date: 18/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments



23 Dunbar Av SUNSHINE 3020 (REI)

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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