

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

47 Benjamin Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$620,000

&

\$660,000

Median sale price

Median price

\$750,000

House

X

Suburb

Sunshine

Period - From

01/07/2016

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/1 Centre St SUNSHINE 3020	\$660,000	17/06/2017
7 Anderson Rd SUNSHINE 3020	\$620,000	25/03/2017
1/14 Rawson Av SUNSHINE 3020	\$600,000	08/04/2017

47 Benjamin Street, Sunshine Vic 3020



 4  1  2

Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$620,000 - \$660,000

Median House Price

Year ending June 2017: \$750,000

Comparable Properties



3/1 Centre St SUNSHINE 3020 (REI)

Agent Comments

 4  2  2

Price: \$660,000

Method: Auction Sale

Date: 17/06/2017

Rooms: 6

Property Type: Unit



7 Anderson Rd SUNSHINE 3020 (REI)

Agent Comments

 2  1  1

Price: \$620,000

Method: Auction Sale

Date: 25/03/2017

Rooms: -

Property Type: House (Res)

Land Size: 300 sqm approx



1/14 Rawson Av SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$600,000

Method: Auction Sale

Date: 08/04/2017

Rooms: -

Property Type: House (Res)

Land Size: 288 sqm approx