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	47 Benjamin 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	\$620,000	&	\$660,000

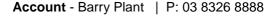
Median sale price

Median price	\$750,000	Н	ouse	Х		Suburb	Sunshine
Period - From	01/07/2016	to	30/06	5/2017	Sourc	e REI	V

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







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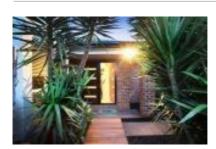


Property Type: House (Res)

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

Price: \$660,000 Method: Auction Sale Date: 17/06/2017

Rooms: 6

Property Type: Unit



7 Anderson Rd SUNSHINE 3020 (REI)

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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

Agent Comments

Price: \$600,000 Method: Auction Sale Date: 08/04/2017

Rooms: -

Property Type: House (Res) Land Size: 288 sqm approx

Account - Barry Plant | P: 03 8326 8888





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