

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

21a Wilkinson Road, Sunshine Vic 3020

Indicative selling price

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

Range between \$695,000

&

\$740,000

Median sale price

Median price \$748,500

Property Type House

Suburb Sunshine

Period - From 01/01/2019

to 31/12/2019

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	9a Rosdale PI SUNSHINE 3020	\$750,000	16/11/2019
2	10 Union St SUNSHINE 3020	\$730,000	07/12/2019
3	85 Couch St SUNSHINE 3020	\$690,000	30/11/2019

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.~~

This Statement of Information was prepared on:

13/02/2020 11:49



 3  2  1

Property Type: Unit
Land Size: 370 sqm approx
Agent Comments

Indicative Selling Price
\$695,000 - \$740,000
Median House Price
Year ending December 2019: \$748,500

Comparable Properties

9a Rosdale PI SUNSHINE 3020 (REI)

Agent Comments

 3  2  4

Price: \$750,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 353 sqm approx



10 Union St SUNSHINE 3020 (REI)

Agent Comments

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Price: \$730,000
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 490 sqm approx

85 Couch St SUNSHINE 3020 (REI)

Agent Comments

 3  2  1

Price: \$690,000
Method: Auction Sale
Date: 30/11/2019
Property Type: House (Res)
Land Size: 281 sqm approx