



3 1 1

Rooms:

Property Type: House

Land Size: 488 sqm approx

Agent Comments

Comparable Properties



26 Union St SUNSHINE 3020 (REI)

Agent Comments

2 1 1

Price: \$655,000

Method: Auction Sale

Date: 11/02/2017

Rooms: -

Property Type: House (Res)

Land Size: 487 sqm approx



127 Duke St SUNSHINE 3020 (REI/VG)

Agent Comments

3 1 1

Price: \$655,000

Method: Auction Sale

Date: 17/09/2016

Rooms: 6

Property Type: House (Res)

Land Size: 500 sqm approx



13 Cannon St SUNSHINE 3020 (REI/VG)

Agent Comments

3 1 1

Price: \$605,000

Method: Auction Sale

Date: 19/11/2016

Rooms: -

Property Type: House (Res)

Land Size: 465 sqm approx

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

18 Newman Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$777,500

House

X

Suburb

Sunshine

Period - From

01/01/2017

to

31/03/2017

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
26 Union St SUNSHINE 3020	\$655,000	11/02/2017
127 Duke St SUNSHINE 3020	\$655,000	17/09/2016
13 Cannon St SUNSHINE 3020	\$605,000	19/11/2016