hockingstuart

Fernando Costa 03 8387 0555 0413 664 133 fcosta@hockingstuart.com.au

Indicative Selling Price \$600,000 - \$660,000 **Median House Price** March quarter 2017: \$777,500







Rooms:

Property Type: House Land Size: 488 sqm approx

Agent Comments

Comparable Properties



26 Union St SUNSHINE 3020 (REI)



Price: \$655,000 Method: Auction Sale Date: 11/02/2017

Rooms: -

Property Type: House (Res) Land Size: 487 sqm approx

Agent Comments



127 Duke St SUNSHINE 3020 (REI/VG)





Price: \$655,000 Method: Auction Sale Date: 17/09/2016

Rooms: 6

Property Type: House (Res) Land Size: 500 sqm approx

Agent Comments



13 Cannon St SUNSHINE 3020 (REI/VG)

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Price: \$605,000 Method: Auction Sale **Date:** 19/11/2016

Rooms: -

Property Type: House (Res) Land Size: 465 sqm approx **Agent Comments**

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property of	offered	for	sale
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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
Range between	\$600,000	&	\$660,000

Median sale price

Median price	\$777,500	Н	ouse	Х	S	uburb	Sunshine
Period - From	01/01/2017	to	31/03	3/2017	Source	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
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





activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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