

# 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

60 Queen Circuit, Sunshine Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$650,000

&

\$675,000

### 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	17 Marnoo St BRAYBROOK 3019	\$660,000	16/11/2019
2	4a Young St SUNSHINE WEST 3020	\$650,000	04/01/2020
3	4b Young St SUNSHINE WEST 3020	\$650,000	04/01/2020

**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:

14/04/2020 11:36



 4
  2
  2

**Property Type:**

Agent Comments

**Indicative Selling Price**

\$650,000 - \$675,000

**Median House Price**

Year ending December 2019: \$748,500

## Comparable Properties

**17 Marnoo St BRAYBROOK 3019 (REI)**

Agent Comments

 3
  2
  2

**Price:** \$660,000

**Method:** Auction Sale

**Date:** 16/11/2019

**Property Type:** Townhouse (Res)

**Land Size:** 180 sqm approx

**4a Young St SUNSHINE WEST 3020 (REI)**

Agent Comments

 3
  2
  1

**Price:** \$650,000

**Method:** Private Sale

**Date:** 04/01/2020

**Property Type:** Townhouse (Single)

**4b Young St SUNSHINE WEST 3020 (REI)**

Agent Comments

 3
  2
  -

**Price:** \$650,000

**Method:** Private Sale

**Date:** 04/01/2020

**Property Type:** Townhouse (Single)