

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/1 MCGRATH STREET, SUNSHINE, VIC

2 1 1

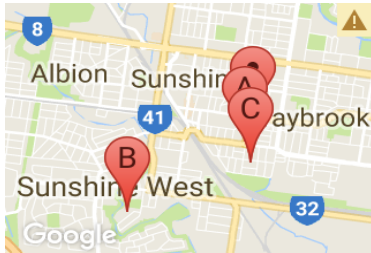
Indicative Selling Price

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

Price Range: \$460,000 to \$500,000

Provided by: Stockdale & Leggo-Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



SUNSHINE, VIC, 3020

Suburb Median Sale Price (Unit)

\$360,000

01 April 2017 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5/46 MONASH ST, SUNSHINE, VIC 3020

2 1 1

Sale Price

***\$520,000**

Sale Date: 17/03/2018

Distance from Property: 315m



3/7 MAYO ST, SUNSHINE, VIC 3020

2 1 1

Sale Price

\$465,000

Sale Date: 18/12/2017

Distance from Property: 2.1km



2/31 PARSONS ST, SUNSHINE, VIC 3020

2 1 1

Sale Price

\$505,000

Sale Date: 01/12/2017

Distance from Property: 596m



This report has been compiled on 15/05/2018 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/1 MCGRATH STREET, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range:

\$460,000 to \$500,000

Median sale price

Median price

\$360,000

House

Unit

X


Suburb

SUNSHINE

Period

01 April 2017 to 31 March 2018

Source



Comparable property sales

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
5/46 MONASH ST, SUNSHINE, VIC 3020	*\$520,000	17/03/2018
3/7 MAYO ST, SUNSHINE, VIC 3020	\$465,000	18/12/2017
2/31 PARSONS ST, SUNSHINE, VIC 3020	\$505,000	01/12/2017