

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	50 Matthews Street, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$630,000

Median sale price

Median price	\$500,000	Hou	Ise	Unit	х	Suburb	Sunshine
Period - From	01/04/2017	to	31/03/2018		Source	REIV	

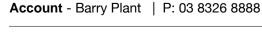
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	4 Drayton St SUNSHINE 3020	\$649,000	12/01/2018
2	3/18 Arthur St BRAYBROOK 3019	\$630,000	28/04/2018
3	1/29 Moira St SUNSHINE 3020	\$574,000	02/03/2018

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.







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

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Rooms: **Property Type: Agent Comments**

Indicative Selling Price \$590,000 - \$630,000 **Median Unit Price** Year ending March 2018: \$500,000

Comparable Properties



4 Drayton St SUNSHINE 3020 (REI)

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Price: \$649,000 Method: Private Sale Date: 12/01/2018 Rooms: 6

Property Type: Unit

Agent Comments

3/18 Arthur St BRAYBROOK 3019 (REI)

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Price: \$630,000 Method: Auction Sale Date: 28/04/2018 Rooms: -

Property Type: Townhouse (Res)

Agent Comments

1/29 Moira St SUNSHINE 3020 (REI)

--3





Price: \$574.000

Method: Sold Before Auction

Date: 02/03/2018

Rooms: -

Property Type: Unit

Land Size: 250 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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