

## 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

50 Matthews Street, 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

\$590,000

&

\$630,000

#### Median sale price

Median price

\$500,000

House

Unit

X

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.

	Address 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.



 2    1    1

**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)**

**Agent Comments**

 3    2    2

**Price:** \$649,000

**Method:** Private Sale

**Date:** 12/01/2018

**Rooms:** 6

**Property Type:** Unit

**3/18 Arthur St BRAYBROOK 3019 (REI)**

**Agent Comments**

 2    2    1

**Price:** \$630,000

**Method:** Auction Sale

**Date:** 28/04/2018

**Rooms:** -

**Property Type:** Townhouse (Res)

**1/29 Moira St SUNSHINE 3020 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$574,000

**Method:** Sold Before Auction

**Date:** 02/03/2018

**Rooms:** -

**Property Type:** Unit

**Land Size:** 250 sqm approx