

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

30 High Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$720,000

&

\$760,000

Median sale price

Median price \$763,750

House

X

Unit

Suburb Sunshine

Period - From 01/10/2016

to

30/09/2017

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.

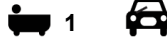
	Address of comparable property	Price	Date of sale
1	13 Staughton St SUNSHINE 3020	\$730,000	22/07/2017
2	14 Stonemark St SUNSHINE 3020	\$716,000	23/09/2017
3	16 Mellor St SUNSHINE 3020	\$710,000	07/10/2017

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



Rooms:
Property Type: House
Agent Comments

Indicative Selling Price

\$720,000 - \$760,000

Median House Price

Year ending September 2017: \$763,750

Comparable Properties



13 Staughton St SUNSHINE 3020 (REI)

Agent Comments



Price: \$730,000

Method: Auction Sale

Date: 22/07/2017

Rooms: 6

Property Type: House (Res)

Land Size: 606 sqm approx



14 Stonemark St SUNSHINE 3020 (REI)

Agent Comments



Price: \$716,000

Method: Auction Sale

Date: 23/09/2017

Rooms: -

Property Type: House (Res)



16 Mellor St SUNSHINE 3020 (REI)

Agent Comments



Price: \$710,000

Method: Auction Sale

Date: 07/10/2017

Rooms: 5

Property Type: House (Res)

Land Size: 520 sqm approx