

STATEMENT OF INFORMATION

2/4 COOPER STREET, SUNSHINE, VIC 3020

PREPARED BY HAKAN ISEN, BORAN REAL ESTATE, PHONE: 0452005966

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/4 COOPER STREET, SUNSHINE, VIC 3020  2  1  1

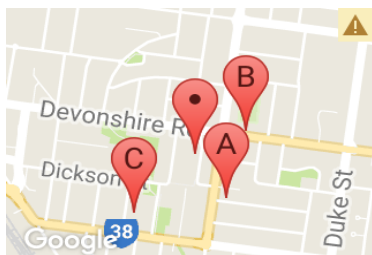
Indicative Selling Price

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

Price Range: \$310,000 to \$340,000

Provided by: Hakan Isen, Boran Real Estate

MEDIAN SALE PRICE



SUNSHINE, VIC, 3020

Suburb Median Sale Price (Unit)

\$372,500

01 April 2017 to 30 September 2017

Provided by: 

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.



36 HIGH ST, SUNSHINE, VIC 3020

 2  1  2

Sale Price

***\$610,000**

Sale Date: 21/10/2017

Distance from Property: 189m



3/115 DEVONSHIRE RD, SUNSHINE, VIC 3020

 2  1  1

Sale Price

Price Withheld

Sale Date: 15/09/2017

Distance from Property: 184m



2/6 SERVANTE ST, SUNSHINE, VIC 3020

 2  -  -

Sale Price

\$291,667

Sale Date: 06/09/2017

Distance from Property: 291m



This report has been compiled on 02/11/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

2/4 COOPER STREET, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range:

\$310,000 to \$340,000

Median sale price

Median price

\$372,500

House

Unit

X


Suburb

SUNSHINE

Period

01 April 2017 to 30 September 2017

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 |
|-----------------------------------------|----------------|--------------|
| 36 HIGH ST, SUNSHINE, VIC 3020 | *\$610,000 | 21/10/2017 |
| 3/115 DEVONSHIRE RD, SUNSHINE, VIC 3020 | Price Withheld | 15/09/2017 |
| 2/6 SERVANTE ST, SUNSHINE, VIC 3020 | \$291,667 | 06/09/2017 |