

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

33 Boreham Street Sunshine VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$741,750

*House

X

*Unit

Suburb

Sunshine

Period-from

01 Feb 2018

to

31 Jan 2019

Source

Corelogic

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

36 Ardoyne Street Sunshine VIC 3020	\$777,000	06-Sep-18
117 Morris Street Sunshine VIC 3020	\$736,500	24-Sep-18
5 Robinson Street Sunshine VIC 3020	\$790,000	07-Sep-18

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.~~

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36 Ardoyne Street Sunshine VIC 3020

4 2 4

Sold Price **\$777,000** Sold Date **06-Sep-18**

Distance **0.16km**



117 Morris Street Sunshine VIC 3020

3 1 1

Sold Price **\$736,500** Sold Date **24-Sep-18**

Distance **0.97km**



5 Robinson Street Sunshine VIC 3020

3 1 -

Sold Price **\$790,000** Sold Date **07-Sep-18**

Distance **1.53km**



25 Burnewang Street Albion VIC 3020

3 1 1

Sold Price ^{RS} **\$810,000** Sold Date **15-Jan-19**

Distance **1.79km**

RS = Recent sale UN = Undisclosed Sale

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