

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

8 Greig Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$640,000

&

\$690,000

Median sale price

Median price \$780,500

House

X

Unit

Suburb Sunshine

Period - From 01/10/2017

to

30/09/2018

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	28 Dulcie St SUNSHINE 3020	\$698,000	16/08/2018
2	2 Bedser St SUNSHINE NORTH 3020	\$685,000	26/09/2018
3	94 Cornwall Rd SUNSHINE 3020	\$673,000	15/09/2018

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  3

Rooms:
Property Type: House
Land Size: 553 sqm approx
Agent Comments

Indicative Selling Price
\$640,000 - \$690,000
Median House Price
Year ending September 2018: \$780,500

Comparable Properties



28 Dulcie St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$698,000
Method: Private Sale
Date: 16/08/2018
Rooms: 4
Property Type: House
Land Size: 605 sqm approx

2 Bedser St SUNSHINE NORTH 3020 (REI)

Agent Comments

 3  1  1

Price: \$685,000
Method: Private Sale
Date: 26/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx



94 Cornwall Rd SUNSHINE 3020 (REI)

Agent Comments

 2  1  4

Price: \$673,000
Method: Auction Sale
Date: 15/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 491 sqm approx