

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

2/31 PARSONS 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)

Price Range:

\$500,000 to \$550,000

Median sale price

Median price

\$320,001

House

Unit

X

Suburb

SUNSHINE

Period

01 April 2017 to 30 September 2017

Source

 pricefinder

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
2/49 HAMPSHIRE RD, SUNSHINE, VIC 3020	*\$532,500	12/08/2017
2/2 COOPER ST, SUNSHINE, VIC 3020	*\$532,000	15/07/2017
51/79 WRIGHT ST, SUNSHINE, VIC 3020	*\$500,000	23/06/2017