

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

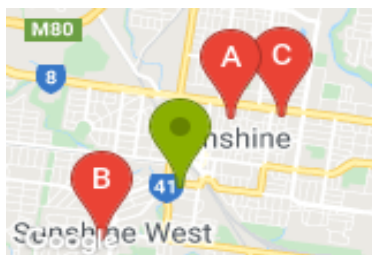
**30 GRAHAM STREET, SUNSHINE, VIC 3020** 🛏️ 3 🍽️ 1 🚗 -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)Price Range: **\$720,000 to \$792,000**

Provided by: Sandra Sutikno, Ray White Balwyn

## MEDIAN SALE PRICE

**SUNSHINE, VIC, 3020**

Suburb Median Sale Price (House)

**\$756,500**

01 October 2019 to 31 December 2019

Provided by: **pricefinder**

## 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.

**25 KINNANE CRES, SUNSHINE, VIC 3020**

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## Sale Price

**\*\$680,000**

Sale Date: 28/11/2019

Distance from Property: 1.2km

**6 NURLA CRT, SUNSHINE WEST, VIC 3020**

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## Sale Price

**\$657,000**

Sale Date: 13/01/2020

Distance from Property: 1.3km

**12 STURT ST, SUNSHINE, VIC 3020**

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## Sale Price

**\*\$751,000**

Sale Date: 23/11/2019

Distance from Property: 1.7km

This report has been compiled on 24/02/2020 by Ray White Balwyn. Property Data Solutions Pty Ltd 2020 - [www.pricefinder.com.au](http://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

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

30 GRAHAM STREET, SUNSHINE, VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range:

\$720,000 to \$792,000

### Median sale price

Median price

\$756,500

Property type

House

Suburb

SUNSHINE

Period

01 October 2019 to 31 December 2019

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

25 KINNANE CRES, SUNSHINE, VIC 3020	*\$680,000	28/11/2019
6 NURLA CRT, SUNSHINE WEST, VIC 3020	\$657,000	13/01/2020
12 STURT ST, SUNSHINE, VIC 3020	*\$751,000	23/11/2019

This Statement of Information was prepared on:

24/02/2020