

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

35 Alice Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$700,000

&

\$730,000

Median sale price

Median price

\$780,500

House

X

Unit

Suburb

Sunshine

Period - From

01/07/2017

to

30/06/2018

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	3 Thomson St SUNSHINE 3020	\$741,000	19/05/2018
2	20 Andrew St SUNSHINE 3020	\$710,000	26/07/2018
3	119 Hertford Rd SUNSHINE 3020	\$680,000	24/03/2018

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.



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Rooms:

Property Type: House

Land Size: 485.946 sqm approx

Agent Comments

Indicative Selling Price
\$700,000 - \$730,000
Median House Price
Year ending June 2018:
\$780,500

Comparable Properties



3 Thomson St SUNSHINE 3020 (REI)

Agent Comments

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Price: \$741,000

Method: Auction Sale

Date: 19/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 510 sqm approx



20 Andrew St SUNSHINE 3020 (REI)

Agent Comments

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Price: \$710,000

Method: Private Sale

Date: 26/07/2018

Rooms: -

Property Type: House



119 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

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Price: \$680,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House

Land Size: 513 sqm approx