

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	21a Wilkinson Road, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$660,000	&	\$710,000

Median sale price

Median price	\$532,250	Hou	se	Unit	Х	Suburb	Sunshine
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

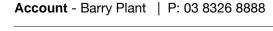
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	20 Couch St SUNSHINE 3020	\$764,000	14/10/2017
2	1/2 Dubbo St ALBION 3020	\$675,000	09/09/2017
3	3/1 Centre St SUNSHINE 3020	\$660,000	17/06/2017

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: Unit

Land Size: 375.882 sqm approx

Agent Comments

Indicative Selling Price \$660,000 - \$710,000 **Median Unit Price** September quarter 2017: \$532,250

Comparable Properties



20 Couch St SUNSHINE 3020 (REI)

-3





Price: \$764,000 Method: Auction Sale Date: 14/10/2017

Rooms: -

Property Type: Unit

Land Size: 261 sqm approx

Agent Comments



1/2 Dubbo St ALBION 3020 (REI)

=3





Price: \$675,000 Method: Auction Sale Date: 09/09/2017 Rooms: -

Property Type: Unit

Agent Comments



3/1 Centre St SUNSHINE 3020 (REI)





Price: \$660,000 Method: Auction Sale Date: 17/06/2017 Rooms: 6

Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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