

## 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	21a Wilkinson Road, Sunshine Vic 3020
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#### Indicative selling price

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

Range between	\$660,000	&	\$710,000
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#### Median sale price

Median price	\$532,250	House		Unit	X	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.

	Address 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.~~



 3  2  1

**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)**

Agent Comments

 3  2  1

**Price:** \$764,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 261 sqm approx



**1/2 Dubbo St ALBION 3020 (REI)**

Agent Comments

 3  1  1

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



**3/1 Centre St SUNSHINE 3020 (REI)**

Agent Comments

 4  2  2

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