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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

12 Hemphill Road Sunshine VIC 3020

 3  1  2

## Indicative Selling Price

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

Range between \$700,000 & \$750,000

## Median Sale Price

\$735,000 Houses in Sunshine between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**8 Hemphill Road Sunshine VIC 3020**

 5  1  4

Sold Price

**\$762,500**

Sold Date

**09-Oct-18**

Distance

**0.03km**



**5 Norma Street Sunshine VIC 3020**

 4  2  1

Sold Price

**\$720,000**

Sold Date

**16-Mar-19**

Distance

**0.19km**



**11 Myamyn Street Braybrook VIC 3019**

 2  1  1

Sold Price

Sold Date

**16-Mar-19**

Distance

**0.6km**

RS = Recent sale

UN = Undisclosed Sale

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