

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



129 HERTFORD ROAD, SUNSHINE, VIC

3 1 1

Indicative Selling Price

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

Price Range: **\$700,000 to \$750,000**

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



SUNSHINE, VIC, 3020

Suburb Median Sale Price (House)

\$755,000

01 January 2017 to 30 June 2017

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.



69 DUKE ST, SUNSHINE, VIC 3020

3 1 1

Sale Price

***\$710,000**

Sale Date: 29/04/2017

Distance from Property: 544m



7 THOMSON ST, SUNSHINE, VIC 3020

3 1 1

Sale Price

***\$720,000**

Sale Date: 29/04/2017

Distance from Property: 424m



15 MELLOR ST, SUNSHINE, VIC 3020

3 1 2

Sale Price

\$745,000

Sale Date: 17/02/2017

Distance from Property: 786m

This report has been compiled on 17/08/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - 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 1980

Property offered for sale

Address
Including suburb and
postcode

129 HERTFORD ROAD, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range: \$700,000 to \$750,000

Median sale price

Median price

\$755,000

House

Unit

Suburb

SUNSHINE

Period

01 January 2017 to 30 June 2017

Source

 pricfinder

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
69 DUKE ST, SUNSHINE, VIC 3020	*\$710,000	29/04/2017
7 THOMSON ST, SUNSHINE, VIC 3020	*\$720,000	29/04/2017
15 MELLOR ST, SUNSHINE, VIC 3020	\$745,000	17/02/2017