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

29 Leonard Street, Sunshine Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$670,000		& \$700,00		0				
Median sale price									
Median price	\$711,750	Hous	e X	Unit		Suburb Su	Inshine		
Period - From	01/10/2018	to S	31/12/2018	Sour	ce REI	V			

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.

Ado	dress of comparable property	Price	Date of sale
1	3 Markstone Ct SUNSHINE 3020	\$780,000	01/12/2018
2	8 Greig St SUNSHINE 3020	\$687,000	08/12/2018
3	15 Ernest St SUNSHINE 3020	\$635,000	20/10/2018

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

29 Leonard Street, Sunshine Vic 3020





Rooms: Property Type: Agent Comments Indicative Selling Price \$670,000 - \$700,000 Median House Price December quarter 2018: \$711,750

Comparable Properties



3 Markstone Ct SUNSHINE 3020 (REI)





Price: \$780,000 Method: Auction Sale Date: 01/12/2018 Rooms: 5 Property Type: House (Res) Land Size: 600 sqm approx

8 Greig St SUNSHINE 3020 (REI/VG)



Price: \$687,000 Method: Auction Sale Date: 08/12/2018 Rooms: -Property Type: House (Res) Land Size: 553 sqm approx



15 Ernest St SUNSHINE 3020 (VG)



Price: \$635,000 Method: Sale Date: 20/10/2018 Rooms: -Property Type: House (Res) Land Size: 604 sqm approx Agent Comments

Agent Comments

Agent Comments

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