



3 -

Rooms:

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$470,000 - \$517,000

Comparable Properties

1/2 Cooper St SUNSHINE 3020 (REI)

Agent Comments

3 1 1

Price: \$510,000

Method: Sold Before Auction

Date: 25/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 200 sqm



55/79 Wright St SUNSHINE 3020 (REI)

Agent Comments

2 2 1

Price: \$490,000

Method: Auction Sale

Date: 22/05/2017

Rooms: -

Property Type: Townhouse (Single)



3/17 Anderson Rd SUNSHINE 3020 (REI)

Agent Comments

3 1 1

Price: \$478,000

Method: Private Sale

Date: 01/02/2017

Rooms: -

Property Type: Townhouse (Res)

Land Size: 530 sqm

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

2/2 Cooper Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$470,000

&

\$517,000

Median sale price

Median price

Unit

X

Suburb

Sunshine

Period - From

to

Source

REIV

Comparable property sales

These are the three properties sold within two 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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-----------|--------------|
| 1/2 Cooper St SUNSHINE 3020 | \$510,000 | 25/02/2017 |
| 55/79 Wright St SUNSHINE 3020 | \$490,000 | 22/05/2017 |
| 3/17 Anderson Rd SUNSHINE 3020 | \$478,000 | 01/02/2017 |