

### 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

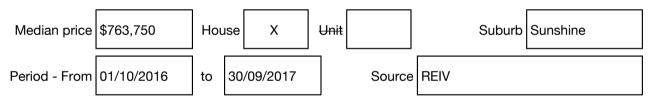
s 5 Lorraine Court, Sunshine Vic 3020 d le

#### Indicative selling price

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

| Range between | \$890,000 | & | \$940,000 |
|---------------|-----------|---|-----------|
|               |           |   |           |

#### Median sale price



#### 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                              | 32 Graham St SUNSHINE 3020    | \$925,000 | 25/11/2017   |
| 2                              | 46 Selwyn St ALBION 3020      | \$880,000 | 30/11/2017   |
| 3                              | 50 King Edward Av ALBION 3020 | \$800,000 | 14/10/2017   |

#### 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.

#### Account - Barry Plant | P: 03 8326 8888

propertydata

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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.







Rooms: 5 Property Type: BV Land Size: 920 sqm approx Agent Comments Indicative Selling Price \$890,000 - \$940,000 Median House Price Year ending September 2017: \$763,750

## **Comparable Properties**

|                    | 32 Graham St SUNSHINE 3020 (REI)<br>3   1   1                            | Agent Comments |
|--------------------|--|----------------|
|                    | Price: \$925,000<br>Method: Auction Sale<br>Date: 25/11/2017<br>Rooms: - |                |
|                    | Property Type: House (Res)<br>Land Size: 756 sqm approx                  |                |
|                    | 46 Selwyn St ALBION 3020 (REI)   | Agent Comments |
| · Merry            |  |                |
| and the second     | Price: \$880,000<br>Method: Sold Before Auction                          |                |
| Stores Stores      | Date: 30/11/2017<br>Rooms: 5   |                |
| Litt summer file 1 | Property Type: House (Res)<br>Land Size: 946 sqm approx                  |                |
|                    | 50 King Edward Av ALBION 3020 (REI)                                      | Agent Comments |
|                    | <b> == </b> 3 <b> ==</b> 1 <b> </b> 4                                    |                |
|                    | Price: \$800,000   |                |
|                    | Method: Sold Before Auction Date: 14/10/2017                             |                |
|                    | Rooms: 5   |                |
|                    | Property Type: House<br>Land Size: 836 sqm approx                        |                |

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