

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

75 Fraser Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$730,000

&

\$770,000

Median sale price

Median price

\$730,000

House

X

Unit

Suburb

Sunshine

Period - From

01/04/2018

to

31/03/2019

Source

REIV

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 | 20 Boreham St SUNSHINE 3020 | \$755,000 | 21/03/2019 |
| 2 | 16 Dundalk St SUNSHINE 3020 | \$725,000 | 23/03/2019 |
| 3 | 7 Fraser St SUNSHINE 3020 | \$680,000 | 02/03/2019 |

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.



 3
  1
  2

Rooms:**Property Type:** House (Res)**Land Size:** 1012 sqm approx

Agent Comments

Indicative Selling Price

\$730,000 - \$770,000

Median House Price

Year ending March 2019: \$730,000

Comparable Properties

20 Boreham St SUNSHINE 3020 (REI)

Agent Comments

 3
  1
  2

Price: \$755,000**Method:** Private Sale**Date:** 21/03/2019**Rooms:** -**Property Type:** House (Res)**16 Dundalk St SUNSHINE 3020 (REI)**

Agent Comments

 4
  1
  1

Price: \$725,000**Method:** Auction Sale**Date:** 23/03/2019**Rooms:** -**Property Type:** House (Res)**7 Fraser St SUNSHINE 3020 (REI)**

Agent Comments

 4
  2
  2

Price: \$680,000**Method:** Private Sale**Date:** 02/03/2019**Rooms:** -**Property Type:** House (Res)**Land Size:** 743 sqm approx