

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

7 Lorenz Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$590,000

&

\$645,000

Median sale price

Median price \$695,000

Property Type House

Suburb Sunshine

Period - From 01/04/2019

to 30/06/2019

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	11 Baker St SUNSHINE 3020	\$645,000	02/09/2019
2	4 Mellor St SUNSHINE 3020	\$635,000	13/07/2019
3	52 Cornwall Rd SUNSHINE 3020	\$590,000	01/06/2019

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.~~

This Statement of Information was prepared on:

17/10/2019 10:00



Property Type: House (Res)
Land Size: Approx 495 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$645,000
Median House Price
June quarter 2019: \$695,000

Comparable Properties

11 Baker St SUNSHINE 3020 (REI)

Agent Comments



Price: \$645,000
Method: Private Sale
Date: 02/09/2019
Property Type: House (Res)
Land Size: 470 sqm approx



4 Mellor St SUNSHINE 3020 (REI)

Agent Comments



Price: \$635,000
Method: Auction Sale
Date: 13/07/2019
Property Type: House
Land Size: 520 sqm approx



52 Cornwall Rd SUNSHINE 3020 (REI)

Agent Comments



Price: \$590,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 354 sqm approx