

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4/26 HAMPSHIRE ROAD, SUNSHINE, VIC

1 1 1

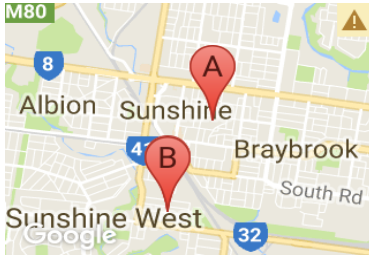
Indicative Selling Price

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

Price Range: \$230,000 to \$250,000

Provided by: Stockdale & Leggo-Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



SUNSHINE, VIC, 3020

Suburb Median Sale Price (Unit)

\$350,000

01 July 2017 to 31 December 2017

Provided by: **pricerfinder**

COMPARABLE PROPERTIES

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.



14/7 PENGELLY CRT, SUNSHINE, VIC 3020

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Sale Price

\$215,000

Sale Date: 23/10/2017

Distance from Property: 1.4km



2/26 HAMPSHIRE RD, SUNSHINE, VIC 3020

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Sale Price

\$235,000

Sale Date: 17/10/2017

Distance from Property: 11m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/26 HAMPSHIRE ROAD, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range:

\$230,000 to \$250,000

Median sale price

Median price

\$350,000

House

Unit

X


Suburb

SUNSHINE

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
14/7 PENGELLY CRT, SUNSHINE, VIC 3020	\$215,000	23/10/2017
2/26 HAMPSHIRE RD, SUNSHINE, VIC 3020	\$235,000	17/10/2017