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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

18 Andrew Street Sunshine VIC 3020

3 - -

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$690,000 & \$750,000




## Median Sale Price

\$735,000 Houses in Sunshine between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

|   |   |            |                  |           |                  |          |               |
|---|---|------------|------------------|-----------|------------------|----------|---------------|
|  | <b>20 Andrew Street Sunshine VIC 3020</b><br>3  1  1  | Sold Price | <b>\$710,000</b> | Sold Date | <b>07-Sep-18</b> | Distance | <b>0.02km</b> |
|  | <b>136 Cornwall Road Sunshine VIC 3020</b><br>4  2  3 | Sold Price | <b>\$790,000</b> | Sold Date | <b>23-Mar-19</b> | Distance | <b>0.11km</b> |
|  | <b>8 Greig Street Sunshine VIC 3020</b><br>2  1  2    | Sold Price | <b>\$687,000</b> | Sold Date | <b>08-Dec-18</b> | Distance | <b>0.18km</b> |

RS = Recent sale      UN = Undisclosed Sale

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