

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



75 DUKE STREET, SUNSHINE, VIC 3020

3 1 1

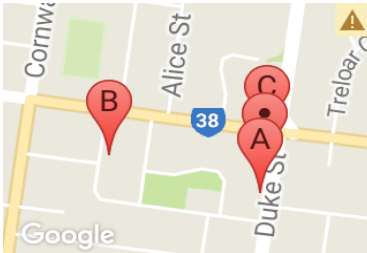
Indicative Selling Price

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

Price Range: 650,000 to 700,000

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

MEDIAN SALE PRICE



SUNSHINE, VIC, 3020

Suburb Median Sale Price (House)

\$710,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



69 DUKE ST, SUNSHINE, VIC 3020

3 1 1

Sale Price

***\$710,000**

Sale Date: 29/04/2017

Distance from Property: 47m



10 YEWERS ST, SUNSHINE, VIC 3020

3 1 1

Sale Price

***\$692,000**

Sale Date: 29/04/2017

Distance from Property: 254m



138 DEVONSHIRE RD, SUNSHINE, VIC 3020

4 2 4

Sale Price

***\$726,000**

Sale Date: 06/05/2017

Distance from Property: 48m



This report has been compiled on 07/07/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

75 DUKE STREET, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range:

650,000 to 700,000

Median sale price

Median price

\$710,000

House

X

Unit


Suburb

SUNSHINE

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
69 DUKE ST, SUNSHINE, VIC 3020	*\$710,000	29/04/2017
10 YEWERS ST, SUNSHINE, VIC 3020	*\$692,000	29/04/2017
138 DEVONSHIRE RD, SUNSHINE, VIC 3020	*\$726,000	06/05/2017