

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 Tribe Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$760,000

&

\$820,000

Median sale price

Median price

\$935,000

Property Type

House

Suburb

Sunshine

Period - From

01/10/2021

to

31/12/2021

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	131 Hertford Rd SUNSHINE 3020	\$857,500	08/02/2022
2	11 Sturt St SUNSHINE 3020	\$850,000	23/12/2021
3	3 Balcombe St SUNSHINE NORTH 3020	\$818,000	07/12/2021

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:

31/03/2022 20:59

7 Tribe Street, Sunshine Vic 3020

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Property Type:
Agent Comments

Indicative Selling Price
\$760,000 - \$820,000
Median House Price
December quarter 2021: \$935,000

Comparable Properties



131 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments



Price: \$857,500
Method: Private Sale
Date: 08/02/2022
Property Type: House
Land Size: 530 sqm approx

11 Sturt St SUNSHINE 3020 (VG)

Agent Comments



Price: \$850,000
Method: Sale
Date: 23/12/2021
Property Type: House (Res)
Land Size: 627 sqm approx

3 Balcombe St SUNSHINE NORTH 3020 (REI/VG)

Agent Comments



Price: \$818,000
Method: Sold Before Auction
Date: 07/12/2021
Property Type: House (Res)
Land Size: 536 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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