# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

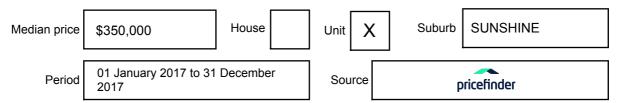
Address Including suburb and postcode	117 DURHAM ROAD, SUNSHINE, VIC 3020
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#### Indicative selling price

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

Price Range: \$320,000 to \$350,000

## Median sale price



### 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
1 FOUNDRY RD, SUNSHINE, VIC 3020	\$305,650	11/04/2013
1 FOUNDRY RD, SUNSHINE, VIC 3020	\$313,450	21/05/2012
1 FOUNDRY RD, SUNSHINE, VIC 3020	\$329,100	19/05/2012