

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 6 Thomson Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$670,000

&

\$710,000

Median sale price

Median price \$711,750

House

X

Unit

Suburb

Sunshine

Period - From 01/10/2018

to

31/12/2018

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	8 Greig St SUNSHINE 3020	\$687,000	08/12/2018
2	41 Benjamin St SUNSHINE 3020	\$670,000	01/12/2018
3	2 Palmer St BRAYBROOK 3019	\$653,000	25/09/2018

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$670,000 - \$710,000
Median House Price
December quarter 2018: \$711,750

Comparable Properties



8 Greig St SUNSHINE 3020 (REI)

Agent Comments



Price: \$687,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 553 sqm approx



41 Benjamin St SUNSHINE 3020 (REI)

Agent Comments



Price: \$670,000
Method: Auction Sale
Date: 01/12/2018
Rooms: -
Property Type: House (Res)

2 Palmer St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$653,000
Method: Private Sale
Date: 25/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 430 sqm approx