

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

164 Morris Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$710,000

Property Type House

Suburb Sunshine

Period - From 01/07/2018

to 30/06/2019

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	7 Osbert St SUNSHINE 3020	\$685,000	25/05/2019
2	38 Hampshire Rd SUNSHINE 3020	\$670,000	06/07/2019
3	21 Thomson St SUNSHINE 3020	\$650,000	07/09/2019

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:

24/09/2019 11:48



 3  1  1

Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price
\$650,000 - \$690,000
Median House Price
Year ending June 2019: \$710,000

Comparable Properties



7 Osbert St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$685,000
Method: Auction Sale
Date: 25/05/2019
Rooms: 4
Property Type: House (Res)
Land Size: 510 sqm approx



38 Hampshire Rd SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$670,000
Method: Auction Sale
Date: 06/07/2019
Property Type: House (Res)
Land Size: 428 sqm approx

21 Thomson St SUNSHINE 3020 (REI)

Agent Comments

 3  1  2

Price: \$650,000
Method: Auction Sale
Date: 07/09/2019
Property Type: House (Res)
Land Size: 408 sqm approx