

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

	Pro	perty	offered	for sal	е
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Address	13 Andrew Street, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between \$690,000 & \$750,000	Range between	\$690,000	&	\$750,000
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Median sale price

Median price	\$780,500	Hou	use X	Unit		Suburb	Sunshine
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	117 Morris St SUNSHINE 3020	\$736,500	24/11/2018
2	35 Alice St SUNSHINE 3020	\$710,000	21/09/2018
3	20 Andrew St SUNSHINE 3020	\$710,000	26/07/2018

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.





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in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.











Rooms:

Property Type: House Land Size: 474 sqm approx

Agent Comments

Indicative Selling Price \$690,000 - \$750,000 **Median House Price** Year ending September 2018: \$780,500

Comparable Properties



117 Morris St SUNSHINE 3020 (REI)







Price: \$736.500 Method: Auction Sale Date: 24/11/2018

Rooms: 4

Property Type: House Land Size: 447 sqm approx **Agent Comments**



35 Alice St SUNSHINE 3020 (REI/VG)

=3





Price: \$710,000 Method: Private Sale

Rooms: -

Date: 21/09/2018

Property Type: House (Res) Land Size: 486 sqm approx **Agent Comments**



20 Andrew St SUNSHINE 3020 (REI)





Price: \$710,000 Method: Private Sale Date: 26/07/2018

Rooms: -

Property Type: House

Agent Comments

Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099

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