

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	13 Andrew Street, Sunshine Vic 3020
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Indicative selling price

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

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

Median price	\$780,500	House	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.

	Address 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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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)

Agent Comments

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Price: \$736,500
Method: Auction Sale
Date: 24/11/2018
Rooms: 4
Property Type: House
Land Size: 447 sqm approx



35 Alice St SUNSHINE 3020 (REI/VG)

Agent Comments

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Price: \$710,000
Method: Private Sale
Date: 21/09/2018
Rooms: -
Property Type: House (Res)
Land Size: 486 sqm approx



20 Andrew St SUNSHINE 3020 (REI)

Agent Comments

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Price: \$710,000
Method: Private Sale
Date: 26/07/2018
Rooms: -
Property Type: House