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

23 Hertford Road Sunshine VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$850,000	&	\$890,000
Median sale price					
(*Delete house or unit as appli	cable)				
Madian Driag	¢770.000	Droporty type	Нацаа	Suburb	Quashina

Median Price	\$770,000	Property type		House		Suburb	Sunshine
Period-from	01 Nov 2019	to	31 Oct 2	2020	Source		Corelogic

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 6 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
24 Neil Street Sunshine VIC 3020	\$1,030,000	23-Sep-19
22 Neil Street Sunshine VIC 3020	\$1,120,000	02-May-20

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 6 months.

This Statement of Information was prepared on: 12 November 2020



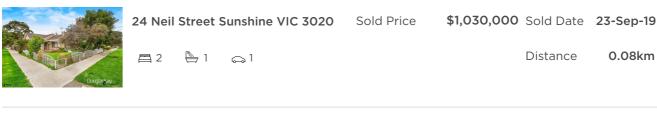
consumer.vic.gov.au



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22 Neil Street Sunshine VIC 3020Sold Price\$1,120,000Sold Date 02-May-20

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Distance 0.09km

RS = Recent sale **UN** = Undisclosed Sale

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