

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

10 Ernest Street 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

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$732,500

\*House

X

\*Unit

Suburb

Sunshine

Period-from

01 Jun 2018

to

31 May 2019

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

3 Lowe Crescent Sunshine VIC 3020	\$617,000	21-Dec-18
9 High Street Sunshine VIC 3020	\$601,000	20-Feb-19
14 Holehouse Street Sunshine North VIC 3020	\$606,000	03-Jun-19

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.~~

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**3 Lowe Crescent Sunshine VIC 3020**

3 1 2

Sold Price **\$617,000** Sold Date **21-Dec-18**

Distance **0.61km**



**9 High Street Sunshine VIC 3020**

3 2 2

Sold Price **\$601,000** Sold Date **20-Feb-19**

Distance **0.81km**



**14 Holehouse Street Sunshine North VIC 3020**

3 1 1

Sold Price <sup>RS</sup> **\$606,000** Sold Date **03-Jun-19**

Distance **1.56km**



**99 Warwick Road Sunshine North VIC 3020**

3 1 -

Sold Price **\$620,000** Sold Date **28-Feb-19**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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