

STATEMENT OF INFORMATION

79 WRIGHT STREET, SUNSHINE, VIC 3020

PREPARED BY BRENDA NGAN, BORAN REAL ESTATE, PHONE: 0435152545

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



79 WRIGHT STREET, SUNSHINE, VIC 3020  2  2  1

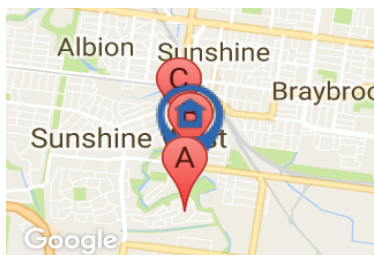
Indicative Selling Price

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

\$480,000 to \$510,000

Provided by: Brenda Ngan, Boran Real Estate

SUBURB MEDIAN



SUNSHINE, VIC, 3020

Suburb Median Sale Price (Unit)

\$385,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



7 BICKLEY CRT, SUNSHINE WEST, VIC 3020  2  1  2

Sale Price

***\$460,000**

Sale Date: 06/05/2017

Distance from Property: 645m



79 WRIGHT ST, SUNSHINE, VIC 3020  2  2  1

Sale Price

***\$460,000**

Sale Date: 19/01/2017

Distance from Property: 0m



51 ANDERSON RD, SUNSHINE, VIC 3020  2  1  1

Sale Price

***\$535,000**

Sale Date: 23/01/2017

Distance from Property: 516m



This report has been compiled on 16/05/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

79 WRIGHT STREET, SUNSHINE, VIC 3020

Indicative selling price

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

Single Price / Range

\$480,000 to \$510,000

Median sale price

Median price

\$385,000

House

Unit

X

Suburb

SUNSHINE

Period

01 April 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

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

7 BICKLEY CRT, SUNSHINE WEST, VIC 3020	*\$460,000	06/05/2017
79 WRIGHT ST, SUNSHINE, VIC 3020	*\$460,000	19/01/2017
51 ANDERSON RD, SUNSHINE, VIC 3020	*\$535,000	23/01/2017