

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

10 Mckay Street, Sunshine Vic 3020

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$870,000

Property Type

House

Suburb

Sunshine

Period - From

01/04/2022

to

30/06/2022

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	14 Station PI SUNSHINE 3020	\$1,335,000	31/01/2022
2	79 Parsons St SUNSHINE 3020	\$1,300,000	03/03/2022
3	56 Couch St SUNSHINE 3020	\$1,219,000	21/07/2022

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.~~

This Statement of Information was prepared on:

25/07/2022 12:40



4 2 1

Property Type: House (Res)
Land Size: 443.350006103516
 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,200,000

Median House Price
 June quarter 2022: \$870,000

Comparable Properties



14 Station PI SUNSHINE 3020 (REI)

Agent Comments

4 2 2

Price: \$1,335,000
Method: Sold Before Auction
Date: 31/01/2022
Rooms: 4
Property Type: House (Res)
Land Size: 462 sqm approx



79 Parsons St SUNSHINE 3020 (REI)

Agent Comments

4 2 2

Price: \$1,300,000
Method: Sold Before Auction
Date: 03/03/2022
Property Type: House



56 Couch St SUNSHINE 3020 (REI)

Agent Comments

4 2 -

Price: \$1,219,000
Method: Auction Sale
Date: 21/07/2022
Property Type: House (Res)