

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

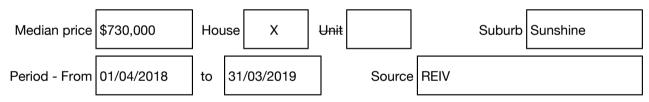
s |13 Mellor Street, Sunshine Vic 3020 d e

Indicative selling price

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

Range between \$850,000	&	\$920,000
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Median sale price



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.

Ade	dress of comparable property	Price	Date of sale
1	42 Graham St SUNSHINE 3020	\$920,000	14/12/2018
2	34 Dunbar Av SUNSHINE 3020	\$905,000	14/05/2018
3	4 Dundalk St SUNSHINE 3020	\$855,000	12/05/2018

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.

Account - Barry Plant | P: 03 8326 8888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: House Land Size: 517 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$920,000 Median House Price Year ending March 2019: \$730,000

Comparable Properties

42 Graham St SUNSHINE 3020 (REI) 5 2 2 2 Price: \$920,000 Method: Private Sale Date: 14/12/2018 Rooms: 7 Property Type: House Land Size: 894 sqm approx	Agent Comments
34 Dunbar Av SUNSHINE 3020 (REI) 4 2 2 Price: \$905,000 Method: Private Sale Date: 14/05/2018 Rooms: 6 Property Type: House Land Size: 640 sqm approx	Agent Comments
4 Dundalk St SUNSHINE 3020 (REI) → 3 → 2 → 2 Price: \$855,000 Method: Auction Sale Date: 12/05/2018 Rooms: - Property Type: House	Agent Comments

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REIV

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