

## 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

13 Mellor Street, Sunshine Vic 3020

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$850,000

&

\$920,000

#### Median sale price

Median price

\$730,000

House

X

Unit

Suburb

Sunshine

Period - From

01/04/2018

to

31/03/2019

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	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.



**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)**

Agent Comments



**Price:** \$920,000  
**Method:** Private Sale  
**Date:** 14/12/2018  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 894 sqm approx



**34 Dunbar Av SUNSHINE 3020 (REI)**

Agent Comments



**Price:** \$905,000  
**Method:** Private Sale  
**Date:** 14/05/2018  
**Rooms:** 6  
**Property Type:** House  
**Land Size:** 640 sqm approx



**4 Dundalk St SUNSHINE 3020 (REI)**

Agent Comments



**Price:** \$855,000  
**Method:** Auction Sale  
**Date:** 12/05/2018  
**Rooms:** -  
**Property Type:** House