

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

17 Cornwall Road, Sunshine Vic 3020

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$705,000

Property Type

House

Suburb

Sunshine

Period - From

01/10/2018

to

30/09/2019

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 | 12 Hemphill Rd SUNSHINE 3020 | \$782,000 | 01/06/2019 |
| 2 | 3 Jessie St SUNSHINE 3020 | \$763,000 | 19/10/2019 |
| 3 | 16 Matthews St SUNSHINE 3020 | \$760,000 | 04/05/2019 |

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:

02/11/2019 11:44



 3  1  1

Property Type: House
Land Size: 564 sqm approx
Agent Comments

Indicative Selling Price
\$780,000 - \$820,000
Median House Price
Year ending September 2019: \$705,000

Comparable Properties



12 Hemphill Rd SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$782,000
Method: Auction Sale
Date: 01/06/2019
Property Type: House (Res)
Land Size: 697 sqm approx



3 Jessie St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$763,000
Method: Sold Before Auction
Date: 19/10/2019
Property Type: House (Res)

16 Matthews St SUNSHINE 3020 (REI)

Agent Comments

 4  1  1

Price: \$760,000
Method: Auction Sale
Date: 04/05/2019
Property Type: House (Res)