

# STATEMENT OF INFORMATION

5 BARNETT STREET, SUNSHINE, VIC 3020

PREPARED BY BINH NGUYEN (BENNY), SWEENEY ESTATE AGENTS, SUNSHINE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5 BARNETT STREET, SUNSHINE, VIC 3020**  4  1  3

### Indicative Selling Price

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

**Price Range: \$800,000 to \$820,000**

Provided by: Binh Nguyen ( Benny), Sweeney Estate Agents, Sunshine

## MEDIAN SALE PRICE



### SUNSHINE, VIC, 3020

Suburb Median Sale Price (House)

**\$750,000**

01 January 2017 to 31 December 2017

Provided by:  pricefinder

## 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.



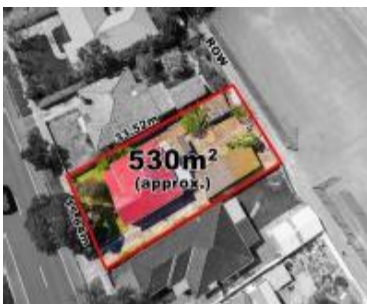
**11 FRASER ST, SUNSHINE, VIC 3020**  3  1  2

Sale Price

**\*\$772,500**

Sale Date: 09/12/2017

Distance from Property: 1.8km



**92 CORNWALL RD, SUNSHINE, VIC 3020**  2  1  2

Sale Price

**\*\$785,000**

Sale Date: 18/11/2017

Distance from Property: 469m



**96 CORNWALL RD, SUNSHINE, VIC 3020**  3  2  1

Sale Price

**\*\$885,000**

Sale Date: 22/11/2017

Distance from Property: 446m



This report has been compiled on 23/01/2018 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

5 BARNETT 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)

Price Range:

\$800,000 to \$820,000

Median sale price

Median price

\$750,000

House

X

Unit


Suburb

SUNSHINE

Period

01 January 2017 to 31 December 2017

Source



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
11 FRASER ST, SUNSHINE, VIC 3020	*\$772,500	09/12/2017
92 CORNWALL RD, SUNSHINE, VIC 3020	*\$785,000	18/11/2017
96 CORNWALL RD, SUNSHINE, VIC 3020	*\$885,000	22/11/2017