

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

20 Couch Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$650,000

&

\$675,000

Median sale price

Median price \$453,000

House

Unit

X

Suburb Sunshine

Period - From 01/07/2016

to

30/06/2017

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	3/1 Centre St SUNSHINE 3020	\$660,000	17/06/2017
2	2a Martin St SUNSHINE 3020	\$635,000	03/06/2017
3	3/7 Station PI SUNSHINE 3020	\$615,000	12/08/2017

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.~~



 3
  2
  1

Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
 \$650,000 - \$675,000
Median Unit Price
 Year ending June 2017: \$453,000

Comparable Properties



3/1 Centre St SUNSHINE 3020 (REI)

Agent Comments

 4
  2
  2

Price: \$660,000
Method: Auction Sale
Date: 17/06/2017
Rooms: 6
Property Type: Unit

2a Martin St SUNSHINE 3020 (REI)

Agent Comments

 3
  2
  1

Price: \$635,000
Method: Auction Sale
Date: 03/06/2017
Rooms: -
Property Type: Unit
Land Size: 250 sqm approx

3/7 Station PI SUNSHINE 3020 (REI)

Agent Comments

 2
  1
  1

Price: \$615,000
Method: Auction Sale
Date: 12/08/2017
Rooms: 4
Property Type: Townhouse (Res)
Land Size: 149 sqm approx