

## 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	20 Couch Street, Sunshine Vic 3020
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$650,000	&	\$675,000
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#### Median sale price

Median price	\$453,000	Hou	se	Unit	Х	Suburb	Sunshine
Period - From	01/07/2016	to	30/06/2017		Source	REIV	

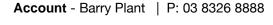
## Comparable property sales (\*Delete A or B below as applicable)

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.

Add	dress 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.







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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)





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

Property Type: Unit

**Agent Comments** 

2a Martin St SUNSHINE 3020 (REI)

**1** 3





Price: \$635,000 Method: Auction Sale Date: 03/06/2017 Rooms: -

Property Type: Unit Land Size: 250 sqm approx Agent Comments

3/7 Station PI SUNSHINE 3020 (REI)

**--** 2





Price: \$615,000 Method: Auction Sale Date: 12/08/2017 Rooms: 4

Property Type: Townhouse (Res) Land Size: 149 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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