

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

128 Cornwall Road, Sunshine Vic 3020

Indicative selling price

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

Range between

\$710,000

&

\$760,000

Median sale price

Median price

\$710,000

House

X

Suburb

Sunshine

Period - From

01/04/2016

to

31/03/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
142 Cornwall Rd SUNSHINE 3020	\$825,000	06/12/2016
18 Alice St SUNSHINE 3020	\$755,000	26/11/2016
11 Thomson St SUNSHINE 3020	\$625,000	03/12/2016

128 Cornwall Road, Sunshine Vic 3020



3 1 1

Rooms:
Property Type: House
Land Size: 660 sqm
Agent Comments

Indicative Selling Price
\$710,000 - \$760,000
Median House Price
Year ending March 2017: \$710,000

Comparable Properties



142 Cornwall Rd SUNSHINE 3020 (REI)

Agent Comments

4 2 1

Price: \$825,000
Method: Private Sale
Date: 06/12/2016
Rooms: -
Property Type: House



18 Alice St SUNSHINE 3020 (REI)

Agent Comments

2 1 2

Price: \$755,000
Method: Auction Sale
Date: 26/11/2016
Rooms: 3
Property Type: House (Res)
Land Size: 530 sqm



11 Thomson St SUNSHINE 3020 (REI)

Agent Comments

2 1 1

Price: \$625,000
Method: Auction Sale
Date: 03/12/2016
Rooms: -
Property Type: House (Res)
Land Size: 512 sqm