#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sa	le
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Address	128 Cornwall Road, Sunshine Vic 3020
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$710,000	&	\$760,000
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#### Median sale price

Median price	\$710,000	Н	ouse X	Su	burb	Sunshine
Period - From	01/04/2016	to	31/03/2017	Source	REI\	/

#### **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

**Account** - Barry Plant | P: 03 8326 8888





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### 128 Cornwall Road, Sunshine Vic 3020



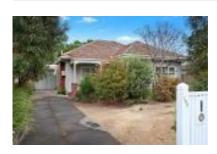


Rooms:

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)



Price: \$825,000 Method: Private Sale Date: 06/12/2016

Rooms: -

Property Type: House

Agent Comments



18 Alice St SUNSHINE 3020 (REI)

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Price: \$755,000 Method: Auction Sale Date: 26/11/2016 Rooms: 3

Property Type: House (Res) Land Size: 530 sqm

**Agent Comments** 



11 Thomson St SUNSHINE 3020 (REI)

Price: \$625,000





Agent Comments

Method: Auction Sale Date: 03/12/2016 Rooms: -

Property Type: House (Res) Land Size: 512 sqm

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