

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	3 Barnett 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	\$670,000	&	\$710,000
		i l	

Median sale price

Median price	\$780,500	Hou	use X	Unit		Suburb	Sunshine
Period - From	01/10/2017	to	30/09/2018		Source	REIV	

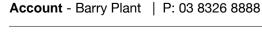
Comparable property sales (*Delete A or B below as applicable)

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	16 Stonemark St SUNSHINE 3020	\$725,000	11/08/2018
2	35 Alice St SUNSHINE 3020	\$710,000	02/10/2018
3	20 Andrew St SUNSHINE 3020	\$710,000	26/07/2018

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: House **Land Size:** 501 sqm approx

Agent Comments

Indicative Selling Price \$670,000 - \$710,000 Median House Price Year ending September 2018: \$780,500

Comparable Properties



16 Stonemark St SUNSHINE 3020 (REI)

= 3





Price: \$725,000 Method: Auction Sale Date: 11/08/2018

Rooms: -

Property Type: House (Res) **Land Size:** 523 sqm approx

Agent Comments



35 Alice St SUNSHINE 3020 (REI)

1 3



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Price: \$710,000 Method: Private Sale Date: 02/10/2018 Rooms: -

Property Type: House Land Size: 486 sqm approx Agent Comments



20 Andrew St SUNSHINE 3020 (REI)

-3



63 1

Price: \$710,000 **Method:** Private Sale **Date:** 26/07/2018

Rooms: -

Property Type: House

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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