

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 Boreham Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$744,000 House X Unit Suburb Sunshine

Period - From 01/01/2018 to 31/12/2018 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.

	Address of comparable property	Price	Date of sale
1	117 Morris St SUNSHINE 3020	\$736,500	24/11/2018
2	32 Lachlan Rd SUNSHINE WEST 3020	\$717,500	24/11/2018
3	18 Lachlan Rd SUNSHINE WEST 3020	\$705,000	06/10/2018

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.

**Rooms:****Property Type:** House (Previously Occupied - Detached)**Land Size:** 692 sqm approx

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median House Price

Year ending December 2018: \$744,000

Comparable Properties

**117 Morris St SUNSHINE 3020 (REI)**

Agent Comments

**Price:** \$736,500**Method:** Auction Sale**Date:** 24/11/2018**Rooms:** 4**Property Type:** House**Land Size:** 447 sqm approx**32 Lachlan Rd SUNSHINE WEST 3020 (REI/VG)**

Agent Comments

**Price:** \$717,500**Method:** Auction Sale**Date:** 24/11/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 697 sqm approx**18 Lachlan Rd SUNSHINE WEST 3020 (REI/VG)**

Agent Comments

**Price:** \$705,000**Method:** Auction Sale**Date:** 06/10/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 695 sqm approx