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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

10/437 Ballarat Road Sunshine VIC 3020

 2  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$260,000 & \$280,000













## Median Sale Price

\$330,250 Units in Sunshine between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.

	<b>5/48-50 Hertford Road Sunshine VIC 3020</b>	Sold Price	<b>\$336,000</b>	Sold Date	<b>20-Aug-18</b>
	 2  1  1			Distance	<b>0.4km</b>
	<b>7/48-50 Hertford Road Sunshine VIC 3020</b>	Sold Price	<b>\$334,000</b>	Sold Date	<b>30-Oct-18</b>
	 2  1  1			Distance	<b>0.4km</b>
	<b>10/4 Cooper Street Sunshine VIC 3020</b>	Sold Price	<b>\$323,000</b>	Sold Date	<b>04-Dec-18</b>
	 2  1  1			Distance	<b>0.86km</b>

RS = Recent sale      UN = Undisclosed Sale

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