

# 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	13 Centre Street, Sunshine Vic 3020
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### Indicative selling price

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

Range between	\$890,000	&	\$950,000
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### Median sale price

Median price	\$830,000	House	X	Unit		Suburb	Sunshine
Period - From	01/04/2017	to	30/06/2017	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	27 Parsons St SUNSHINE 3020	\$950,000	06/05/2017
2	397 Ballarat Rd SUNSHINE 3020	\$940,000	17/06/2017
3	153 Morris St SUNSHINE 3020	\$891,000	20/05/2017

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.~~



3   1   1

**Rooms:**  
**Property Type:**  
**Land Size:** 704 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$890,000 - \$950,000  
**Median House Price**  
June quarter 2017: \$830,000

## Comparable Properties



**27 Parsons St SUNSHINE 3020 (REI)**

**Agent Comments**

3   1   1

**Price:** \$950,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx



**397 Ballarat Rd SUNSHINE 3020 (REI)**

**Agent Comments**

4   2   2

**Price:** \$940,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 557 sqm approx



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

**Agent Comments**

4   2   4

**Price:** \$891,000  
**Method:** Auction Sale  
**Date:** 20/05/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx