

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address	13 Centre Street, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

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Range between	\$890,000	. A	\$950,000

Median sale price

Median price	\$830,000	Hou	se 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.





Account - Douglas Kay Sunshine | P: 03 9312 6944 | F: 03 9312 7877







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)



Price: \$950,000 Method: Auction Sale Date: 06/05/2017

Rooms: -

Property Type: House (Res) Land Size: 725 sqm approx

Agent Comments



397 Ballarat Rd SUNSHINE 3020 (REI)



Agent Comments

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)







Price: \$891,000 Method: Auction Sale Date: 20/05/2017

Rooms: 6

Property Type: House (Res) Land Size: 708 sqm approx

Agent Comments



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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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