

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

10/74-76 Anderson Road Sunshine VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$220,000

&

\$240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

Other

Suburb

Sunshine

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 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

4/52 King Edward Avenue Albion VIC 3020	\$225,000	19-Sep-19

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 6 months.

This Statement of Information was prepared on: 18 December 2019

**4/52 King Edward Avenue Albion
VIC 3020** 2  1  1

Sold Price

\$225,000

Sold Date

19-Sep-19

Distance

1.02km**RS** = Recent sale**UN** = Undisclosed Sale

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