

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	22 Union Street, Sunshine Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$670,000	&	\$720,000
		i !	

Median sale price

Median price	\$780,000	Hou	ise X	Unit		Suburb	Sunshine
Period - From	01/01/2017	to	31/12/2017		Source	REIV	

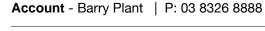
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	8 Hampshire Rd SUNSHINE 3020	\$690,000	24/03/2018
2	119 Hertford Rd SUNSHINE 3020	\$680,000	24/03/2018
3	38 Ardoyne St SUNSHINE 3020	\$650,000	18/11/2017

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.







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Rooms:

Property Type: House Land Size: 486 sqm approx

Agent Comments

Indicative Selling Price \$670,000 - \$720,000 **Median House Price**

Year ending December 2017: \$780,000

Comparable Properties

8 Hampshire Rd SUNSHINE 3020 (REI)

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Agent Comments

Price: \$690,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: House (Res)







Agent Comments



119 Hertford Rd SUNSHINE 3020 (REI)





Price: \$680,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: House Land Size: 513 sqm approx

38 Ardoyne St SUNSHINE 3020 (REI)







Price: \$650,000 Method: Auction Sale **Date:** 18/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments



Account - Barry Plant | P: 03 8326 8888





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