

STATEMENT OF INFORMATION

96 CORNWALL ROAD, SUNSHINE, VIC 3020

PREPARED BY MONIQUE RUGGIERI, BIGGIN & SCOTT SUNSHINE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**96 CORNWALL ROAD, SUNSHINE, VIC**

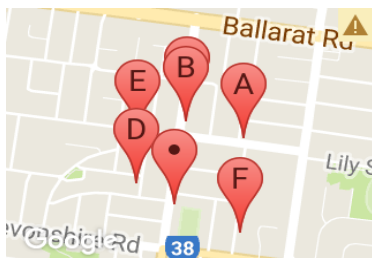
3
 2
 1

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquotingPrice Range: **\$840,000 to \$910,000**

Provided by: monique ruggieri, Biggin & Scott Sunshine

MEDIAN SALE PRICE

**SUNSHINE, VIC, 3020**

Suburb Median Sale Price (House)

\$771,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.

**111 HERTFORD RD, SUNSHINE, VIC 3020**

3
 1
 2

Sale Price

\$852,000

Sale Date: 22/07/2017

Distance from Property: 327m

**128 CORNWALL RD, SUNSHINE, VIC 3020**

3
 1
 1

Sale Price

\$887,000

Sale Date: 24/06/2017

Distance from Property: 302m

**132 CORNWALL RD, SUNSHINE, VIC 3020**

3
 2
 2

Sale Price

\$910,000

Sale Date: 25/02/2017

Distance from Property: 334m



This report has been compiled on 31/10/2017 by Biggin & Scott Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

WE DELIVER...

Biggin & Scott



1 TAUNTON ST, SUNSHINE, VIC 3020

3 2 1

Sale Price

\$905,000

Sale Date: 10/12/2016

Distance from Property: 144m



74 HERTFORD RD, SUNSHINE, VIC 3020

2 1 1

Sale Price

***\$965,000**

Sale Date: 26/08/2017

Distance from Property: 278m



4 ALICE ST, SUNSHINE, VIC 3020

2 2 2

Sale Price

\$847,500

Sale Date: 18/02/2017

Distance from Property: 236m



This report has been compiled on 31/10/2017 by Biggin & Scott Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

96 CORNWALL ROAD, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range:

\$840,000 to \$910,000

Median sale price

Median price

\$771,000

House

X

Unit


Suburb

SUNSHINE

Period

01 April 2017 to 30 September 2017

Source



Comparable property sales

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
111 HERTFORD RD, SUNSHINE, VIC 3020	\$852,000	22/07/2017
128 CORNWALL RD, SUNSHINE, VIC 3020	\$887,000	24/06/2017
132 CORNWALL RD, SUNSHINE, VIC 3020	\$910,000	25/02/2017
1 TAUNTON ST, SUNSHINE, VIC 3020	\$905,000	10/12/2016

74 HERTFORD RD, SUNSHINE, VIC 3020	*\$965,000	26/08/2017
4 ALICE ST, SUNSHINE, VIC 3020	\$847,500	18/02/2017