



Rooms:
Property Type: House
Land Size: 610.557 sqm approx
Agent Comments

Indicative Selling Price
\$630,000 - \$693,000
Median House Price
March quarter 2017: \$777,500

Comparable Properties



10 Dundalk St SUNSHINE 3020 (REI)

Agent Comments



Price: \$651,500
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 557 sqm approx



87 Fraser St SUNSHINE 3020 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 01/03/2017
Rooms: 6
Property Type: House
Land Size: 570 sqm approx



7 Anderson Rd SUNSHINE 3020 (REI)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 25/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 300 sqm approx

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

64 Ardoyne Street, Sunshine Vic 3020

Indicative selling price

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

Range between \$630,000

&

\$693,000

Median sale price

Median price \$777,500

House

X

Suburb

Sunshine

Period - From 01/01/2017

to

31/03/2017

Source

REIV

Comparable property sales

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
10 Dundalk St SUNSHINE 3020	\$651,500	08/04/2017
87 Fraser St SUNSHINE 3020	\$630,000	01/03/2017
7 Anderson Rd SUNSHINE 3020	\$620,000	25/03/2017