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

35 Dulcie Street 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	\$595,000	&	\$640,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$725,750	Prop	erty type		House	Suburb	Sunshine
Period-from	01 Apr 2019	to	31 Mar 2	2020	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
7 Lorenz Street Sunshine VIC 3020	\$660,000	31-Oct-19
17 Farnsworth Street Sunshine VIC 3020	\$665,000	14-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.

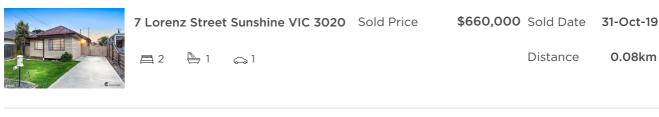
This Statement of Information was prepared on: 29 April 2020



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17 Farnsworth Street Sunshine VIC 3020	Sold Price	\$665,000 Sold Date	e 14-Sep-19
□ 2 ►1 ⇔2		Distance	0.28km

RS = Recent sale UN = Undisclosed Sale

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