

## 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

4/50 Hertford Road, Sunshine Vic 3020

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$350,000

&

\$385,000

#### Median sale price

Median price \$460,000

House

Unit

X

Suburb

Sunshine

Period - From 01/10/2016

to

30/09/2017

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.

	Address of comparable property	Price	Date of sale
1	206/1 Foundry Rd SUNSHINE 3020	\$385,000	23/09/2017
2	305/401 Hampshire Rd SUNSHINE 3020	\$350,000	05/08/2017
3	3/136 Wright St SUNSHINE 3020	\$320,000	01/10/2017

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.



 2  1  1

**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$350,000 - \$385,000  
**Median Unit Price**  
Year ending September 2017: \$460,000

## Comparable Properties



**206/1 Foundry Rd SUNSHINE 3020 (REI)**

**Agent Comments**

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**Price:** \$385,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** -  
**Property Type:** Apartment

**305/401 Hampshire Rd SUNSHINE 3020 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$350,000  
**Method:** Auction Sale  
**Date:** 05/08/2017  
**Rooms:** -  
**Property Type:** Apartment



**3/136 Wright St SUNSHINE 3020 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 01/10/2017  
**Rooms:** -  
**Property Type:** Unit