

# 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

31 Dunbar Avenue, 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 \$565,000

&

\$600,000

### Median sale price

Median price \$762,050

Property Type House

Suburb Sunshine

Period - From 01/04/2019

to

31/03/2020

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	3 Hotham St BRAYBROOK 3019	\$625,000	29/06/2020
2	9 Hayden Cr ALBION 3020	\$571,000	20/06/2020
3	27 Fairbairn Rd SUNSHINE WEST 3020	\$560,000	02/07/2020

**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.~~

This Statement of Information was prepared on:

04/07/2020 16:52



**Property Type:** House  
**Land Size:** 517 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$565,000 - \$600,000  
**Median House Price**  
 Year ending March 2020: \$762,050

## Comparable Properties



**3 Hotham St BRAYBROOK 3019 (REI)**

**Agent Comments**



**Price:** \$625,000  
**Method:** Private Sale  
**Date:** 29/06/2020  
**Property Type:** House (Res)



**9 Hayden Cr ALBION 3020 (REI)**

**Agent Comments**



**Price:** \$571,000  
**Method:** Auction Sale  
**Date:** 20/06/2020  
**Property Type:** House (Res)  
**Land Size:** 468 sqm approx



**27 Fairbairn Rd SUNSHINE WEST 3020 (REI)**

**Agent Comments**



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 02/07/2020  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx