

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

59 Parsons Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$870,000

&

\$910,000

Median sale price

Median price

\$780,500

House

X

Unit

Suburb

Sunshine

Period - From

01/07/2017

to

30/06/2018

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 | 11 Robinson St SUNSHINE 3020 | \$856,000 | 03/03/2018 |
| 2 | 1 Farnsworth St SUNSHINE 3020 | \$850,000 | 03/03/2018 |
| 3 | 23 Station PI SUNSHINE 3020 | \$805,000 | 17/03/2018 |

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.



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Rooms:**Property Type:** House**Land Size:** 588 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$910,000

Median House Price

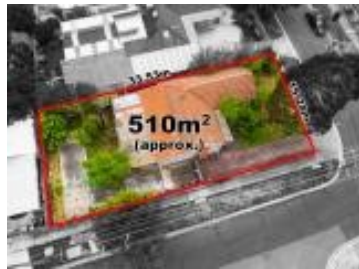
Year ending June 2018: \$780,500

Comparable Properties

11 Robinson St SUNSHINE 3020 (REI)

Agent Comments

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Price: \$856,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 441 sqm approx**1 Farnsworth St SUNSHINE 3020 (REI)**

Agent Comments

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Price: \$850,000**Method:** Auction Sale**Date:** 03/03/2018**Rooms:** 4**Property Type:** House (Res)**Land Size:** 510 sqm approx**23 Station PI SUNSHINE 3020 (REI)**

Agent Comments

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Price: \$805,000**Method:** Auction Sale**Date:** 17/03/2018**Rooms:** -**Property Type:** House