

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	157 Cornwall Road, Sunshine Vic 3020

Indicative selling price

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

Range between \$930,000	&	\$1,010,000
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Median sale price

Median price	\$763,750	Hou	use X	Unit		Suburb	Sunshine
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

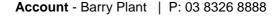
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress of comparable property	Price	Date of sale
1	4 Osbert St SUNSHINE 3020	\$945,800	22/11/2017
2	32 Graham St SUNSHINE 3020	\$925,000	25/11/2017
3	96 Cornwall Rd SUNSHINE 3020	\$885,000	22/11/2017

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.







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Rooms:

Property Type: WB

Land Size: 707.4 sqm approx

Agent Comments

Indicative Selling Price \$930,000 - \$1,010,000 Median House Price Year ending September 2017: \$763,750

Comparable Properties



4 Osbert St SUNSHINE 3020 (REI)





Price: \$945,800

Method: Sold Before Auction

Date: 22/11/2017

Rooms: -

Property Type: House (Res)

Agent Comments

32 Graham St SUNSHINE 3020 (REI)

=3





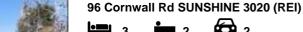


Price: \$925,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: House (Res) Land Size: 756 sqm approx

Agent Comments







Price: \$885,000

Method: Sold Before Auction

Date: 22/11/2017 Rooms: 5

Property Type: House (Res) Land Size: 612 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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