

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

Median sale price

Median price \$763,750 House ☒ 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.

	Address 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.~~



 4  2  2

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)

Agent Comments

 4  1  3

Price: \$945,800
Method: Sold Before Auction
Date: 22/11/2017
Rooms: -
Property Type: House (Res)

32 Graham St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$925,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 756 sqm approx



96 Cornwall Rd SUNSHINE 3020 (REI)

Agent Comments

 3  2  2

Price: \$885,000
Method: Sold Before Auction
Date: 22/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 612 sqm approx