Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

9 Staughton Street, Sunshine Vic 3020

Indicative selling price

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

Range between	\$829,000	&	\$859,000
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Median sale price

Median price	\$815,500	Pro	perty Type	House		Suburb	Sunshine
Period - From	01/10/2019	to	31/12/2019		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

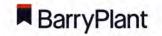
Add	dress of comparable property	Price	Date of sale
1	1 Stonemark St SUNSHINE 3020	\$917,000	07/12/2019
2	17 Andrew St SUNSHINE 3020	\$840,000	23/11/2019
3	70 Hertford Rd SUNSHINE 3020	\$800,000	16/11/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	22/04/2020 10:00













Property Type:

Land Size: 518 sqm approx

Agent Comments

Indicative Selling Price \$829,000 - \$859,000 Median House Price December guarter 2019: \$815,500

Comparable Properties

1 Stonemark St SUNSHINE 3020 (REI)

3





Agent Comments

Price: \$917,000 Method: Auction Sale Date: 07/12/2019

Property Type: House (Res) **Land Size:** 500 sqm approx



17 Andrew St SUNSHINE 3020 (REI)

3







Price: \$840,000 Method: Auction Sale Date: 23/11/2019

Property Type: House (Res)

Agent Comments



70 Hertford Rd SUNSHINE 3020 (REI)

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Price: \$800,000 Method: Auction Sale Date: 16/11/2019

Property Type: House (Res) **Land Size:** 510 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888



