

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

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

Median sale price

Median price \$815,500 Property 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	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 comparable properties 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



 4  2  1

Property Type:
Land Size: 518 sqm approx
Agent Comments

Indicative Selling Price

\$829,000 - \$859,000

Median House Price

December quarter 2019: \$815,500

Comparable Properties

1 Stonemark St SUNSHINE 3020 (REI)

Agent Comments

 3  2  2

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)

Agent Comments

 3  2  1

Price: \$840,000
Method: Auction Sale
Date: 23/11/2019
Property Type: House (Res)



70 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

 3  1  3

Price: \$800,000
Method: Auction Sale
Date: 16/11/2019
Property Type: House (Res)
Land Size: 510 sqm approx