

# STATEMENT OF INFORMATION

122 WRIGHT STREET, SUNSHINE, VIC 3020

PREPARED BY DAVID ZAMMIT, PROFESSIONALS CAROLINE SPRINGS



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**122 WRIGHT STREET, SUNSHINE, VIC 3020**  3  -  -

### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$625,000 to \$675,000**

Provided by: David Zammit, Professionals Caroline Springs

## MEDIAN SALE PRICE



### SUNSHINE, VIC, 3020

Suburb Median Sale Price (House)

**\$760,000**

01 October 2016 to 30 September 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**23 DUNBAR AVE, SUNSHINE, VIC 3020**

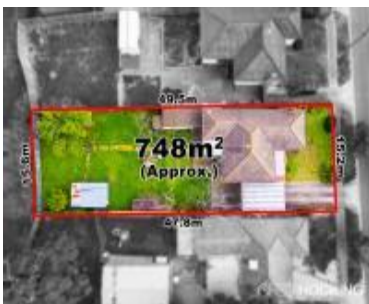
 3  1  1

Sale Price

**\*\$645,000**

Sale Date: 07/10/2017

Distance from Property: 292m 



**30 BOREHAM ST, SUNSHINE, VIC 3020**

 3  1  -

Sale Price

**\*\$712,750**

Sale Date: 06/10/2017

Distance from Property: 541m 



**10 MAYNE ST, SUNSHINE WEST, VIC 3020**

 3  1  2

Sale Price

**\*\$713,500**

Sale Date: 02/09/2017

Distance from Property: 581m 

This report has been compiled on 11/10/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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**57 ARDOYNE ST, SUNSHINE, VIC 3020**

 3  1  2

Sale Price  
**\*\$720,000**

Sale Date: 26/08/2017

Distance from Property: 211m



**149 MORRIS ST, SUNSHINE, VIC 3020**

 3  1  1

Sale Price  
**\*\$875,000**

Sale Date: 09/08/2017

Distance from Property: 345m



**153 MORRIS ST, SUNSHINE, VIC 3020**

 3  2  4

Sale Price  
**\$891,000**

Sale Date: 20/05/2017

Distance from Property: 331m



**54 ARDOYNE ST, SUNSHINE, VIC 3020**

 4  2  2

Sale Price  
**\$940,000**

Sale Date: 06/05/2017

Distance from Property: 215m



**94 COUCH ST, SUNSHINE, VIC 3020**

 4  1  1

Sale Price  
**\*\$700,000**

Sale Date: 05/05/2017

Distance from Property: 137m





**36 CHAPMAN ST, SUNSHINE, VIC 3020**

 2  1  1

Sale Price

**\*\$705,000**

Sale Date: 07/10/2017

Distance from Property: 360m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

122 WRIGHT STREET, SUNSHINE, VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$625,000 to \$675,000

### Median sale price

Median price \$760,000

House

Unit

Suburb

SUNSHINE

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

### Comparable property sales

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
23 DUNBAR AVE, SUNSHINE, VIC 3020	*\$645,000	07/10/2017
30 BOREHAM ST, SUNSHINE, VIC 3020	*\$712,750	06/10/2017
10 MAYNE ST, SUNSHINE WEST, VIC 3020	*\$713,500	02/09/2017
57 ARDOYNE ST, SUNSHINE, VIC 3020	*\$720,000	26/08/2017

149 MORRIS ST, SUNSHINE, VIC 3020	*\$875,000	09/08/2017
153 MORRIS ST, SUNSHINE, VIC 3020	\$891,000	20/05/2017
54 ARDOYNE ST, SUNSHINE, VIC 3020	\$940,000	06/05/2017
94 COUCH ST, SUNSHINE, VIC 3020	*\$700,000	05/05/2017
36 CHAPMAN ST, SUNSHINE, VIC 3020	*\$705,000	07/10/2017