



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

101/117 Durham Road,  
SUNSHINE 3020

House



1 beds



1 baths



1 parking

### Indicative selling price

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

**Single price \$345,000**

### Median sale price

Median **House** for **SUNSHINE** for period -

Sourced from **Pricefinder**.

**\$350,000**

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**1 Foundry Road,**  
Sunshine 3020 **Price \$305,650** Sold 11 April  
2013

**1 Foundry Road,**  
Sunshine 3020 **Price \$313,450** Sold 21 May  
2012

**1 Foundry Road,**  
Sunshine 3020 **Price \$329,100** Sold 19 May  
2012

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Create VIC

239-241 Hampshire Road,  
Sunshine VIC 3020

### Contact agents



Yuksel Kemal

0 416 124 441

[yuksel.kemal@createvic.com.au](mailto:yuksel.kemal@createvic.com.au)

