

Adrian Kay 0475 222 585 akay@douglaskay.com





Rooms: Property Type: House (Res) Land Size: 516 sqm Agent Comments Indicative Selling Price \$630,000 - \$693,000 Median House Price March quarter 2017: \$777,500

Comparable Properties

115 Wright St SUNSHINE 3020 (REI)	Agent Comments
Price: \$660,000 Method: Auction Sale Date: 29/04/2017 Rooms: - Property Type: House (Res) Land Size: 660 sqm	
10 Dundalk St SUNSHINE 3020 (REI) 3 1 1 1 Price: \$651,500 Method: Auction Sale Date: 08/04/2017 Rooms: - Property Type: House (Res) Land Size: 557 sqm	Agent Comments
7 Anderson Rd SUNSHINE 3020 (REI) 2 1 1 1 Price: \$620,000 Method: Auction Sale Date: 25/03/2017 Rooms: - Property Type: House (Res) Land Size: 300 sqm	Agent Comments

Account - Douglas Kay Sunshine | P: 03 9312 6944 | F: 03 9312 7877

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REIV 🗧 propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



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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 23 Anderson Road, Sunshine Vic 3020 Including suburb and postcode

Indicative selling price

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

 Range between \$630,000
 & \$693,000

 Median sale price
 Median price \$777,500

 House X
 Suburb Sunshine

 Period - From 01/01/2017
 to 31/03/2017

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
115 Wright St SUNSHINE 3020	\$660,000	29/04/2017
10 Dundalk St SUNSHINE 3020	\$651,500	08/04/2017
7 Anderson Rd SUNSHINE 3020	\$620,000	25/03/2017

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