

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



40 ARDOYNE STREET, SUNSHINE, VIC

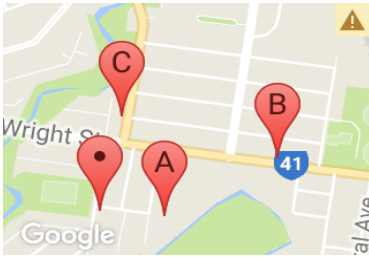
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Indicative Selling Price

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

Price Range: \$600,000 to \$650,000

MEDIAN SALE PRICE



SUNSHINE, VIC, 3020

Suburb Median Sale Price (House)

\$724,000

01 July 2016 to 30 June 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.



29 QUEEN CCT, SUNSHINE, VIC 3020

3 2 2

Sale Price

\$620,000

Sale Date: 06/06/2017

Distance from Property: 214m



80 WRIGHT ST, SUNSHINE, VIC 3020

2 1 1

Sale Price

***\$615,000**

Sale Date: 08/08/2017

Distance from Property: 610m



7 ANDERSON RD, SUNSHINE, VIC 3020

- - -

Sale Price

\$620,000

Sale Date: 25/03/2017

Distance from Property: 345m

This report has been compiled on 20/09/2017 by Homes Group Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

40 ARDOYNE STREET, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range: \$600,000 to \$650,000

Median sale price

Median price \$724,000

House

Unit

Suburb

SUNSHINE

Period 01 July 2016 to 30 June 2017

Source



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
29 QUEEN CCT, SUNSHINE, VIC 3020	\$620,000	06/06/2017
80 WRIGHT ST, SUNSHINE, VIC 3020	*\$615,000	08/08/2017
7 ANDERSON RD, SUNSHINE, VIC 3020	\$620,000	25/03/2017