

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 91 Monash Street, Sunshine Vic 3020 Including suburb and postcode

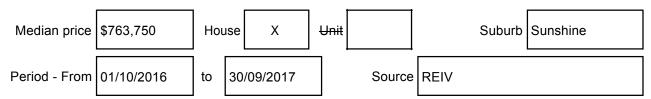
#### Indicative selling price

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

Range between \$985,000

&

#### Median sale price



\$1,080,000

#### 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	81 Parsons St SUNSHINE 3020	\$1,070,000	27/05/2017
2	10 Victoria St SUNSHINE 3020	\$990,000	18/11/2017
3	74 Hertford Rd SUNSHINE 3020	\$965,000	26/08/2017

OR

**B**<sup>\*</sup> 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.

Account - Barry Plant | P: 03 8326 8888

propertydata

Generated: 22/11/2017 17:37

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.

### 91 Monash Street, Sunshine Vic 3020





#### **1-11** 5

Rooms: Property Type: House Land Size: 542 sqm approx Agent Comments Indica Selling Price \$985,000 - \$1,080,000 Median House Price Year ending September 2017: \$763,750

## **Comparable Properties**

81 Parsons St SUNSHINE 3020 (REI) 3  2  1 Price: \$1,070,000 Method: Auction Sale Date: 27/05/2017 Rooms: 5 Property Type: House (Res) Land Size: 573 sqm approx	Agent Comments
10 Victoria St SUNSHINE 3020 (REI) 4 1 3 Price: \$990,000 Method: Auction Sale Date: 18/11/2017 Rooms: 5 Property Type: House (Res) Land Size: 464 sqm approx	Agent Comments
74 Hertford Rd SUNSHINE 3020 (REI) 2 1 1 1 Price: \$965,000 Method: Auction Sale Date: 26/08/2017 Rooms: - Property Type: House (Res) Land Size: 755 sqm approx	Agent Comments

Account - Barry Plant | P: 03 8326 8888

#### Generated: 22/11/2017 17:37

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.

