

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
Including suburb and
postcode

91 Monash Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$985,000

&

\$1,080,000

Median sale price

Median price

\$763,750

House

X

Unit

Suburb

Sunshine

Period - From

01/10/2016

to

30/09/2017

Source

REIV

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*** 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.~~



5

Rooms:
Property Type: House
Land Size: 542 sqm approx
Agent Comments

Indicative Selling Price
 \$985,000 - \$1,080,000
Median House Price
 Year ending September 2017: \$763,750

Comparable Properties



81 Parsons St SUNSHINE 3020 (REI)

Agent Comments

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



10 Victoria St SUNSHINE 3020 (REI)

Agent Comments

4 1 3

Price: \$990,000
Method: Auction Sale
Date: 18/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 464 sqm approx



74 Hertford Rd SUNSHINE 3020 (REI)

Agent Comments

2 1 1

Price: \$965,000
Method: Auction Sale
Date: 26/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 755 sqm approx