
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

46 Benjamin Street, Sunshine, VIC 3020

INDICATIVE SELLING PRICE

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

Range Between \$900,000 & \$950,000

MEDIAN SALE PRICE

Median price \$830,000 | House | Sunshine (3020)

Period - From 15 March 2017 to 15 September 2017 | Source - PDOL

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
81 PARSONS ST, SUNSHINE VIC 3020	\$1,070,000	27/05/2017
18 BENJAMIN ST, SUNSHINE VIC 3020	\$892,000	30/07/2017
13 HEMPHILL RD, SUNSHINE VIC 3020	\$975,000	25/03/2017