

2 Cobrey Street, Sunshine Vic 3020



 2  1 

Rooms:
Property Type: House
 Agent Comments

Indicative Selling Price
 \$510,000 - \$560,000
Median House Price
 Year ending June 2017: \$750,000

Comparable Properties



110 Wright St SUNSHINE 3020 (REI)

Agent Comments

 3  1  2

Price: \$612,000
Method: Sold Before Auction
Date: 17/03/2017
Rooms: 6
Property Type: House (Res)
Land Size: 535 sqm approx



96 Duke St BRAYBROOK 3019 (REI)

Agent Comments

 2  1  2

Price: \$610,000
Method: Auction Sale
Date: 06/05/2017
Rooms: -
Property Type: House (Res)



1 Walker PI BRAYBROOK 3019 (REI)

Agent Comments

 2  1  1

Price: \$590,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 3
Property Type: House (Res)

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	110 Wright St SUNSHINE 3020	\$612,000	17/03/2017
2	96 Duke St BRAYBROOK 3019	\$610,000	06/05/2017
3	1 Walker Pl BRAYBROOK 3019	\$590,000	08/07/2017

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.~~