

STATEMENT OF INFORMATION

16 MELLOR STREET, SUNSHINE, VIC 3020

PREPARED BY MONIQUE RUGGIERI, BIGGIN & SCOTT SUNSHINE

WE DELIVER...

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



16 MELLOR STREET, SUNSHINE, VIC 3020 3 1 1

Indicative Selling Price

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

Price Range: **670,000 to 730,000**

Provided by: monique ruggieri, Biggin & Scott Sunshine

MEDIAN SALE PRICE



SUNSHINE, VIC, 3020

Suburb Median Sale Price (House)

\$720,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



3 MELLOR ST, SUNSHINE, VIC 3020 3 1 2

Sale Price

***\$841,000**

Sale Date: 22/04/2017

Distance from Property: 101m



1 MARKSTONE CRT, SUNSHINE, VIC 3020 3 1 2

Sale Price

\$710,000

Sale Date: 04/03/2017

Distance from Property: 177m



15 MELLOR ST, SUNSHINE, VIC 3020 3 1 2

Sale Price

\$745,000

Sale Date: 17/02/2017

Distance from Property: 31m



This report has been compiled on 31/08/2017 by Biggin & Scott Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Biggin & Scott



22 LEONARD ST, SUNSHINE, VIC 3020

3 1 3

Sale Price

\$780,000

Sale Date: 11/02/2017

Distance from Property: 213m



7 ALEXANDRA AVE, SUNSHINE, VIC 3020

3 1 1

Sale Price

\$750,000

Sale Date: 19/11/2016

Distance from Property: 483m



11 TAUNTON ST, SUNSHINE, VIC 3020

3 1 -

Sale Price

\$702,000

Sale Date: 13/11/2016

Distance from Property: 389m



413 BALLARAT RD, SUNSHINE, VIC 3020

3 2 7

Sale Price

\$750,000

Sale Date: 27/08/2016

Distance from Property: 427m



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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

16 MELLOR STREET, SUNSHINE, VIC 3020

Indicative selling price

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

Price Range: 670,000 to 730,000

Median sale price

Median price \$720,000

House

Unit

Suburb

SUNSHINE

Period 01 July 2016 to 30 June 2017

Source

pricfinder

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
3 MELLOR ST, SUNSHINE, VIC 3020	*\$841,000	22/04/2017
1 MARKSTONE CRT, SUNSHINE, VIC 3020	\$710,000	04/03/2017
15 MELLOR ST, SUNSHINE, VIC 3020	\$745,000	17/02/2017
22 LEONARD ST, SUNSHINE, VIC 3020	\$780,000	11/02/2017

7 ALEXANDRA AVE, SUNSHINE, VIC 3020	\$750,000	19/11/2016
11 TAUNTON ST, SUNSHINE, VIC 3020	\$702,000	13/11/2016
413 BALLARAT RD, SUNSHINE, VIC 3020	\$750,000	27/08/2016