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	113 Wright 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 \$575,000	&	\$630,000
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Median sale price

Median price	\$710,000	Hou	ise X	Unit		Suburb	Sunshine
Period - From	01/07/2018	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	13 Thyra St SUNSHINE 3020	\$730,000	21/04/2018
2	42 Dunbar Av SUNSHINE 3020	\$683,500	09/10/2018
3	177 Morris St SUNSHINE 3020	\$683,000	18/06/2018

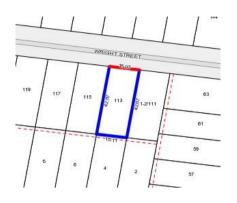
OR

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.





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Property Type: House (Previously

Occupied - Detached) Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price \$575,000 - \$630,000 **Median House Price** September quarter 2018: \$710,000

Comparable Properties



13 Thyra St SUNSHINE 3020 (REI/VG)

-3



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Price: \$730.000 Method: Auction Sale Date: 21/04/2018

Rooms: -

Property Type: House Land Size: 540 sqm approx **Agent Comments**

42 Dunbar Av SUNSHINE 3020 (REI)

= 3







Price: \$683,500 Method: Private Sale Date: 09/10/2018

Rooms: -

Property Type: House (Res)

Agent Comments

177 Morris St SUNSHINE 3020 (VG)

--3





Price: \$683,000 Method: Sale Date: 18/06/2018

Rooms: -

Property Type: House (Res) Land Size: 421 sqm approx

Agent Comments

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





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