

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

44 Stanford Street, Sunshine Vic 3020

Indicative selling price

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

Range between

\$760,000

&

\$830,000

Median sale price

Median price

\$815,500

Property Type

House

Suburb

Sunshine

Period - From

01/10/2019

to

31/12/2019

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	2 Thorpe St SUNSHINE 3020	\$855,000	07/12/2019
2	4 Kevin St SUNSHINE 3020	\$816,000	26/10/2019
3	3 Jessie St SUNSHINE 3020	\$763,000	19/10/2019

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.~~

This Statement of Information was prepared on:

03/02/2020 10:12