

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 45 Duke Street, SUNSHINE 3020

House



3 beds



2 baths



2 parking

Indicative selling price

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

Range \$750,000 - \$800,000

Median sale price

Median **House** for **BRAYBROOK** for period **Oct 2018 - Sep 2019**

Sourced from **pricefinder**.

\$681,000

Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

13 Mellor Street,
Sunshine VIC 3020

Price **\$875,000** Sold 30 June
2019

14 Gertrude Street,
Sunshine VIC 3020

Price **\$830,000** Sold 06
April 2019

18 Cornwall Road,
Sunshine VIC 3020

Price **\$915,000** Sold 26
October 2019

This Statement of Information was prepared on 8th Nov 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from pricefinder.

Create VIC

239-241 Hampshire Road,
Sunshine VIC 3020

Contact agents



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