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

120 Morris Street, Sunshine Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$650,000		&	\$700,000					
Median sale price									
Median price	\$711,750	House	e X	Unit		Suburb	Sunshine		
Period - From	01/10/2018	to 3	1/12/2018	Sour	ce 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	87 Hertford Rd SUNSHINE 3020	\$695,000	03/11/2018
2	94 Cornwall Rd SUNSHINE 3020	\$673,000	15/09/2018
3	32 Dunbar Av SUNSHINE 3020	\$660,000	03/12/2018

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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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



Rooms: **Property Type:** Agent Comments

Michael Scudds 8418-6455 0418 380 314 michael@sellinghomesmelbourne.com.au

> **Indicative Selling Price** \$650,000 - \$700,000 **Median House Price** December guarter 2018: \$711,750

Comparable Properties



Price: \$695,000 Method: Sale Date: 03/11/2018 Rooms: -Property Type: House (Res) Land Size: 465 sqm approx

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87 Hertford Rd SUNSHINE 3020 (VG)

1.

94 Cornwall Rd SUNSHINE 3020 (REI/VG)



Price: \$673.000 Method: Auction Sale Date: 15/09/2018 Rooms: -Property Type: House (Res)

Land Size: 491 sqm approx

32 Dunbar Av SUNSHINE 3020 (VG)



Price: \$660,000 Method: Sale Date: 03/12/2018 Rooms: -Property Type: House (Res) Land Size: 655 sqm approx

Agent Comments

Agent Comments

Agent Comments

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