

Statement of Information

michael@sellinghomemelbourne.com.au

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

Range between

\$650,000

&

\$700,000

Median sale price

Median price

\$711,750

House

X

Unit

Suburb

Sunshine

Period - From

01/10/2018

to

31/12/2018

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.

	Address 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.

120 Morris Street, Sunshine Vic 3020

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



Rooms:
Property Type:
Agent Comments

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

Comparable Properties



87 Hertford Rd SUNSHINE 3020 (VG)

Agent Comments



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



94 Cornwall Rd SUNSHINE 3020 (REI/VG)

Agent Comments



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)

Agent Comments



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