

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 74 Chapman Street, Sunshine, VIC 3020

Indicative selling price

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

Single Price \$675,000

Median sale price

Median price \$750,000 Property Type House Suburb Sunshine (3020)

Period - From 20/06/2020 to 22/12/2020 Source RP Data

Comparable property sales

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
66 COUCH STREET, SUNSHINE VIC 3020	\$660,000	08/08/2020
163 MORRIS STREET, SUNSHINE VIC 3020	\$654,000	20/06/2020
35 CHAPMAN STREET, SUNSHINE VIC 3020	\$705,000	21/10/2020

This Statement of Information was prepared on: 22/12/2020