

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 2/96 Hertford Road, SUNSHINE 3020

House

3 beds

2 baths

1 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$520,000 - \$550,000**

### Median sale price

Median **House** for **SUNSHINE** for period **Feb 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$485,000**

### 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.

**2/73 Anderson road,**  
Sunshine 3020

Price **\$585,000** Sold 25 April  
2018

**5/46 Monash street,**  
Sunshine 3020

Price **\$520,000** Sold 17  
March 2018

**1/29 Moria street,**  
Sunshine 3020

Price **\$574,000** Sold 02  
March 2018

This Statement of Information was prepared on 16th Sep 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.

### Ray White Sunshine

223-225 Hampshire Road,  
Sunshine VIC 3020

### Contact agents

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**RayWhite**