

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 30 Alpini Parade, Sunshine West Vic 3020

Indicative selling price

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

Range between \$720,000

&

\$770,000

Median sale price

Median price \$508,500

House

Unit

X

Suburb

Sunshine West

Period - From 01/04/2017

to

31/03/2018

Source

REIV

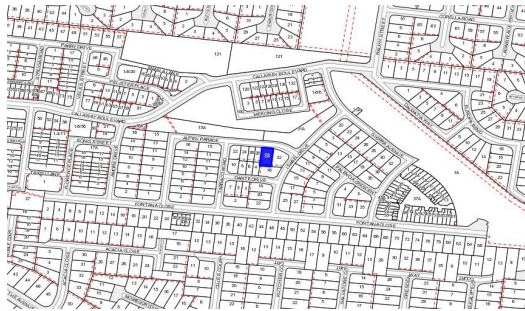
Comparable property sales (*Delete A or B below as applicable)

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	1 Struga Rd SUNSHINE WEST 3020	\$681,000	16/12/2017
2	5 Parry Dr SUNSHINE WEST 3020	\$680,000	17/02/2018
3	19 Champa Rd SUNSHINE WEST 3020	\$630,000	31/05/2018

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.



 5  2  2

Rooms: 7

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$720,000 - \$770,000

Median Unit Price

Year ending March 2018: \$508,500

Comparable Properties



1 Struga Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 5  3  2

Price: \$681,000

Method: Auction Sale

Date: 16/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 380 sqm approx

5 Parry Dr SUNSHINE WEST 3020 (REI)

Agent Comments

 5  3  2

Price: \$680,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 556 sqm approx

19 Champa Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 4  2  2

Price: \$630,000

Method: Sold Before Auction

Date: 31/05/2018

Rooms: -

Property Type: House (Res)