

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 75a Nicholson Parade, Sunshine West Vic 3020

Indicative selling price

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

Range between \$545,000

&

\$595,000

Median sale price

Median price \$670,500

House

X

Unit

Suburb Sunshine West

Period - From 01/01/2018

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	4/23-25 Murray St SUNSHINE WEST 3020	\$655,000	15/12/2018
2	2/43 Links St SUNSHINE WEST 3020	\$610,000	07/12/2018
3	3/169 Glengala Rd SUNSHINE WEST 3020	\$600,000	31/01/2019

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.

75a Nicholson Parade, Sunshine West Vic 3020



3 -

Rooms:
Property Type: Townhouse (Res)
Land Size: 305 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$645,000
Median House Price
Year ending December 2018: \$670,500

Comparable Properties



4/23-25 Murray St SUNSHINE WEST 3020 (REI) **Agent Comments**

4 2 2

Price: \$655,000
Method: Auction Sale
Date: 15/12/2018
Rooms: -
Property Type: Unit

2/43 Links St SUNSHINE WEST 3020 (VG)

Agent Comments

3 - -

Price: \$610,000
Method: Sale
Date: 07/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 130 sqm approx



3/169 Glengala Rd SUNSHINE WEST 3020 (REI/VG)

Agent Comments

3 2 1

Price: \$600,000
Method: Private Sale
Date: 31/01/2019
Rooms: -
Property Type: Townhouse (Single)