#### 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	
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#### Median sale price

Median price	\$670,500	Hou	ise X	Unit		Suburb	Sunshine West
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

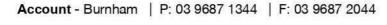
## Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.







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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





Price: \$655,000 Method: Auction Sale Date: 15/12/2018

Rooms: -

Property Type: Unit

2/43 Links St SUNSHINE WEST 3020 (VG)

3





Agent Comments

Agent Comments

Price: \$610,000 Method: Sale Date: 07/12/2018

Rooms: -

Property Type: House (Res) Land Size: 130 sqm approx

(REI/VG)

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3/169 Glengala Rd SUNSHINE WEST 3020

Price: \$600,000 Method: Private Sale Date: 31/01/2019

Rooms: -

Property Type: Townhouse (Single)

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044





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