

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 15 Learmonth Crescent, Sunshine West Vic 3020

Indicative selling price

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

Range between \$460,000 & \$490,000

Median sale price

Median price \$690,000 House X Unit Suburb Sunshine West

Period - From 01/07/2017 to 30/06/2018 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 Mccoubrie Av SUNSHINE WEST 3020	\$562,000	07/07/2018
2	39 Warmington Rd SUNSHINE WEST 3020	\$560,000	10/07/2018
3	60 Talintyre Rd SUNSHINE WEST 3020	\$545,000	23/06/2018

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.



Rooms: 5
Property Type: House
Agent Comments

Indicative Selling Price

\$460,000 - \$490,000

Median House Price

Year ending June 2018: \$690,000

The three properties below are in better condition internally.

Comparable Properties

4 Mccoubrie Av SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$562,000
Method: Sold Before Auction
Date: 07/07/2018
Rooms: -
Property Type: House (Res)
Land Size: 613 sqm approx

39 Warmington Rd SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$560,000
Method: Private Sale
Date: 10/07/2018
Rooms: -
Property Type: House (Res)



60 Talintyre Rd SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$545,000
Method: Auction Sale
Date: 23/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 609 sqm approx