## Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address	2/26 Mailey Street, Sunshine West Vic 3020
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$380,000	&	\$410,000
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#### Median sale price

Median price	\$516,250	Pro	perty Type	Jnit		Suburb	Sunshine West
Period - From	01/04/2019	to	31/03/2020	S	ource	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

Add	dress of comparable property	Price	Date of sale
1	207/11 Champa Rd SUNSHINE WEST 3020	\$395,000	13/03/2020
2	10/3 King Edward Av ALBION 3020	\$370,000	26/11/2019
3	9/10 Burnewang St ALBION 3020	\$275,000	06/01/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/05/2020 15:20





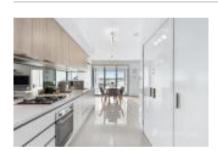




**Property Type:** House (Res) Agent Comments

Indicative Selling Price \$380,000 - \$410,000 Median Unit Price Year ending March 2020: \$516,250

# Comparable Properties



207/11 Champa Rd SUNSHINE WEST 3020

(REI)

<u>▶</u> 2 **•** 

**•** 1

**A** 1

Price: \$395,000 Method: Private Sale Date: 13/03/2020

Property Type: Apartment

**Agent Comments** 



10/3 King Edward Av ALBION 3020 (REI)

**–** 2





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**Agent Comments** 

Price: \$370,000 Method: Private Sale Date: 26/11/2019 Property Type: Unit



9/10 Burnewang St ALBION 3020 (REI)

**二** 1

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Price: \$275,000 Method: Private Sale Date: 06/01/2020

Property Type: Apartment

Agent Comments

**Account** - Barry Plant | P: 03 8326 8888



