

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 Dresden Way, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$760,000

&

\$790,000

Median sale price

Median price

\$720,000

House

X

Unit

Suburb

Sunshine West

Period - From

01/10/2017

to

31/12/2017

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	35 Fontana CI SUNSHINE WEST 3020	\$790,000	09/12/2017
2	1 Diana Dr SUNSHINE WEST 3020	\$770,000	28/10/2017
3	44 Diosma Av SUNSHINE WEST 3020	\$767,500	08/01/2018

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.



 3  2  2

Rooms:

Property Type: House (Res)

Land Size: 551 sqm approx

Agent Comments

Indicative Selling Price

\$760,000 - \$790,000

Median House Price

December quarter 2017: \$720,000

Comparable Properties



35 Fontana CI SUNSHINE WEST 3020 (REI)

Agent Comments

 4  2  2

Price: \$790,000

Method: Auction Sale

Date: 09/12/2017

Rooms: 5

Property Type: House (Res)

Land Size: 491 sqm approx



1 Diana Dr SUNSHINE WEST 3020 (REI)

Agent Comments

 3  2  2

Price: \$770,000

Method: Auction Sale

Date: 28/10/2017

Rooms: -

Property Type: House (Res)

Land Size: 554 sqm approx



44 Diosma Av SUNSHINE WEST 3020 (REI)

Agent Comments

 4  2  2

Price: \$767,500

Method: Private Sale

Date: 08/01/2018

Rooms: -

Property Type: House (Res)