

#### 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	30 Dresden Way, 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	\$760,000	&	\$790,000

#### Median sale price

Median price	\$720,000	Hou	ıse X	Unit		Sub	Sunshine West
Period - From	01/10/2017	to	31/12/2017		Source	REIV	

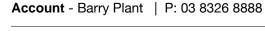
### Comparable property sales (\*Delete A or B below as applicable)

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.

Ad	dress 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.







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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)



Price: \$790,000 Method: Auction Sale Date: 09/12/2017 Rooms: 5

Property Type: House (Res)

Land Size: 491 sqm approx

**Agent Comments** 



1 Diana Dr SUNSHINE WEST 3020 (REI)

**1** 3





Agent Comments

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)





Price: \$767,500 Method: Private Sale Date: 08/01/2018

Rooms: -

Property Type: House (Res)

**Agent Comments** 







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