

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/58 CALLAWAY BOULEVARD, SUNSHINE 1 1 1

Indicative Selling Price

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

\$300,000 to \$330,000

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

SUBURB MEDIAN



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (Unit)

\$356,000

01 October 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



197 DAVID DR, SUNSHINE WEST, VIC 3020 1 1 2

Sale Price

Price Withheld

Sale Date: 18/05/2017

Distance from Property: 774m

165-167 DAVID DR, SUNSHINE WEST, VIC 3020 2 2 1

Sale Price

***\$330,000**

Sale Date: 16/02/2017

Distance from Property: 774m



1/1 HENDRY ST, SUNSHINE WEST, VIC 3020 2 1 1

Sale Price

\$342,500

Sale Date: 07/12/2016

Distance from Property: 2km

This report has been compiled on 30/05/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/58 CALLAWAY BOULEVARD, SUNSHINE WEST, VIC 3020

Indicative selling price

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

Single Price / Range

\$300,000 to \$330,000

Median sale price

Median price

\$356,000

House

Unit

X

Suburb

SUNSHINE WEST

Period

01 October 2016 to 31 March 2017

Source

pricfinder

Comparable property sales

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
197 DAVID DR, SUNSHINE WEST, VIC 3020	Price Withheld	18/05/2017
165-167 DAVID DR, SUNSHINE WEST, VIC 3020	*\$330,000	16/02/2017
1/1 HENDRY ST, SUNSHINE WEST, VIC 3020	\$342,500	07/12/2016