

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

23 Marcia Street, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$680,000

&

\$710,000

Median sale price

Median price

\$695,500

House

X

Unit

Suburb

Sunshine West

Period - From

01/04/2017

to

31/03/2018

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	42 Fitzgerald Rd SUNSHINE WEST 3020	\$685,000	06/06/2018
2	21 Mailey St SUNSHINE WEST 3020	\$675,000	02/06/2018
3	145 Ridgeway Pde SUNSHINE WEST 3020	\$671,000	02/06/2018

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:
Property Type: House (Res)
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
 \$680,000 - \$710,000
Median House Price
 Year ending March 2018: \$695,500

Comparable Properties



42 Fitzgerald Rd SUNSHINE WEST 3020 (REI) **Agent Comments**



Price: \$685,000
Method: Sold Before Auction
Date: 06/06/2018
Rooms: -
Property Type: House (Res)



21 Mailey St SUNSHINE WEST 3020 (REI) **Agent Comments**



Price: \$675,000
Method: Auction Sale
Date: 02/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 435 sqm approx



145 Ridgeway Pde SUNSHINE WEST 3020 (REI) **Agent Comments**



Price: \$671,000
Method: Auction Sale
Date: 02/06/2018
Rooms: 6
Property Type: House
Land Size: 664 sqm approx