

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

41 Joan Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$646,500

Property Type House

Suburb Sunshine West

Period - From 01/10/2018

to

30/09/2019

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	48 Joan St SUNSHINE WEST 3020	\$745,000	12/10/2019
2	319 Glengala Rd SUNSHINE WEST 3020	\$720,000	18/10/2019
3	39 Hall St SUNSHINE WEST 3020	\$680,000	16/11/2019

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.~~

This Statement of Information was prepared on:

13/01/2020 10:12



3
 1
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Property Type: House (Res)

Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price

\$680,000 - \$720,000

Median House Price

Year ending September 2019: \$646,500

Comparable Properties

48 Joan St SUNSHINE WEST 3020 (REI)

3
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 1

Price: \$745,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)

Land Size: 692 sqm approx

Agent Comments

same size block, this home was in better condition



319 Glengala Rd SUNSHINE WEST 3020 (REI/VG)

3
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 1

Price: \$720,000

Method: Sold Before Auction

Date: 18/10/2019

Property Type: House (Res)

Land Size: 695 sqm approx

Agent Comments

situated on busy road, similar style home

39 Hall St SUNSHINE WEST 3020 (REI)

3
 1
 1

Price: \$680,000

Method: Auction Sale

Date: 16/11/2019

Property Type: House (Res)

Land Size: 663 sqm approx

Agent Comments

slightly smaller size block of land, un-renovated home