

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 11 Teasdale Court, Sunshine West Vic 3020

Indicative selling price

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

Range between \$560,000 & \$600,000

Median sale price

Median price \$685,000 House X Unit Suburb Sunshine West

Period - From 01/01/2017 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	5 Saliba Ct SUNSHINE WEST 3020	\$600,000	15/09/2017
2	45 Felstead Av SUNSHINE WEST 3020	\$590,000	11/11/2017
3	20 Mccoubrie Av SUNSHINE WEST 3020	\$545,000	02/09/2017

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  1  1

Rooms:
Property Type: House
Land Size: Approx. 526 sqm
approx
[Agent Comments](#)

Indicative Selling Price
\$560,000 - \$600,000
Median House Price
Year ending December 2017: \$685,000

Comparable Properties



5 Saliba Ct SUNSHINE WEST 3020 (REI)

[Agent Comments](#)

 3  1  1

Price: \$600,000
Method: Private Sale
Date: 15/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 629 sqm approx



45 Felstead Av SUNSHINE WEST 3020 (REI)

[Agent Comments](#)

 3  1  2

Price: \$590,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 606 sqm approx



20 Mccoubrie Av SUNSHINE WEST 3020 (REI)

[Agent Comments](#)

 3  1  2

Price: \$545,000
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 560 sqm approx