

# 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

12 Pinaroo Avenue, Sunshine West Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$580,000 & \$620,000

### Median sale price

Median price \$655,000 Property Type House Suburb Sunshine West

Period - From 01/01/2019 to 31/12/2019 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	137 Hilma St SUNSHINE WEST 3020	\$615,000	11/01/2020
2	34 Gresham Way SUNSHINE WEST 3020	\$614,000	08/01/2020
3	1 Links St SUNSHINE WEST 3020	\$560,000	29/10/2019

**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:

11/02/2020 12:58



 3  1  1

**Rooms:** 5  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$580,000 - \$620,000  
**Median House Price**  
Year ending December 2019: \$655,000

## Comparable Properties



**137 Hilma St SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 11/01/2020  
**Property Type:** House (Res)



**34 Gresham Way SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$614,000  
**Method:** Private Sale  
**Date:** 08/01/2020  
**Property Type:** House (Res)



**1 Links St SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 29/10/2019  
**Property Type:** House (Res)