

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 13/03/2019

### Property offered for sale

Address  
Including suburb and  
postcode 55 Talintyre Road, Sunshine West

### Indicative selling price

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

Range between \$490,000 & \$539,000

Median price \$635,000 House ☒ Suburb Sunshine West

Period - From March 2018 to March 2019 Source REA

### Comparable property sales

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. 31 Morrison Crescent, Sunshine West	\$490,000	18/12/2018
2. 32 Roberts Crescent, Sunshine West	\$545,000	28/02/2019
3. 39 Felstead Avenue, Sunshine West	\$510,000	16/11/2018