

# 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

64 Learmonth Crescent, 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)

Single price

\$510,000

### Median sale price

Median price

\$675,750

Property Type

House

Suburb

Sunshine West

Period - From

01/07/2019

to

30/06/2020

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	46 Felstead Av SUNSHINE WEST 3020	\$545,000	06/06/2020
2	15 Rautman Cr SUNSHINE WEST 3020	\$530,000	15/06/2020
3	38 Warmington Rd SUNSHINE WEST 3020	\$500,000	04/04/2020

**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:

21/07/2020 10:24



 3    1    2

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 560 sqm approx

Agent Comments

**Indicative Selling Price**

\$510,000

**Median House Price**

Year ending June 2020: \$675,750

## Comparable Properties

**46 Felstead Av SUNSHINE WEST 3020 (REI)**

Agent Comments

 4    1    2

**Price:** \$545,000

**Method:** Sold Before Auction

**Date:** 06/06/2020

**Property Type:** House (Res)



**15 Rautman Cr SUNSHINE WEST 3020 (REI)**

Agent Comments

 3    1    1

**Price:** \$530,000

**Method:** Private Sale

**Date:** 15/06/2020

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**38 Warmington Rd SUNSHINE WEST 3020 (REI)**

Agent Comments

 3    1    1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 04/04/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 634 sqm approx