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

35 Kosa Avenue, Sunshine West Vic 3020

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	¹ \$740,000		&		\$780,000			
Median sale p	rice							
Median price	\$645,000	Pro	operty Type	House			Suburb	Sunshine West
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	84 Fitzgerald Rd SUNSHINE WEST 3020	\$840,000	17/08/2019
2	7 Diosma Av SUNSHINE WEST 3020	\$785,000	12/10/2019
3	10 Sarah St SUNSHINE WEST 3020	\$745,000	04/05/2019

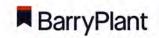
OR

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:

14/11/2019 15:41









Property Type: House (Res) Agent Comments Indicative Selling Price \$740,000 - \$780,000 Median House Price Year ending June 2019: \$645,000

Comparable Properties



84 Fitzgerald Rd SUNSHINE WEST 3020 (REI) Agent Comments



Price: \$840,000 Method: Private Sale Date: 17/08/2019 Property Type: House

7 Diosma Av SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$785,000 Method: Auction Sale Date: 12/10/2019 Property Type: House (Res)



10 Sarah St SUNSHINE WEST 3020 (REI)



Price: \$745,000 Method: Sold Before Auction Date: 04/05/2019 Property Type: House (Res) Agent Comments

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.