

STATEMENT OF INFORMATION

64 FITZGERALD ROAD, SUNSHINE WEST, VIC 3020

PREPARED BY BRENDA NGAN, BORAN REAL ESTATE, PHONE: 0435152545

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



64 FITZGERALD ROAD, SUNSHINE WEST,  **3**  **2**  **1**

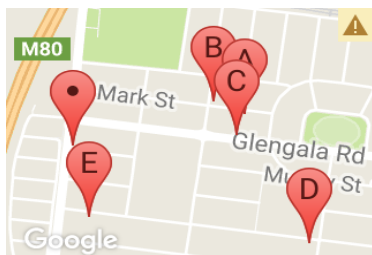
Indicative Selling Price

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

Price Range: **\$690,000 to \$750,000**

Provided by: Brenda Ngan, Boran Real Estate

MEDIAN SALE PRICE



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (House)

\$594,000

01 October 2016 to 30 September 2017

Provided by: 

COMPARABLE PROPERTIES

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.



5 MARK ST, SUNSHINE WEST, VIC 3020  **3**  **1**  **2**

Sale Price

***\$780,000**

Sale Date: 02/09/2017

Distance from Property: 572m



86 ALLISON ST, SUNSHINE WEST, VIC 3020  **3**  **3**  **2**

Sale Price

\$745,000

Sale Date: 13/04/2017

Distance from Property: 485m



238 GLENGALA RD, SUNSHINE WEST, VIC 3020  **4**  **1**  **2**

Sale Price

\$708,000

Sale Date: 09/08/2017

Distance from Property: 537m



This report has been compiled on 27/10/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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111 HALL ST, SUNSHINE WEST, VIC 3020

 **4**  **2**  **3**

Sale Price

\$708,000

Sale Date: 02/06/2017

Distance from Property: 848m



201 HALL ST, SUNSHINE WEST, VIC 3020

 **4**  **1**  **2**

Sale Price

\$650,000

Sale Date: 26/04/2017

Distance from Property: 260m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

64 FITZGERALD ROAD, SUNSHINE WEST, VIC 3020

Indicative selling price

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

Price Range:

\$690,000 to \$750,000

Median sale price

Median price

\$594,000

House

X

Unit

Suburb

SUNSHINE WEST

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

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
5 MARK ST, SUNSHINE WEST, VIC 3020	*\$780,000	02/09/2017
86 ALLISON ST, SUNSHINE WEST, VIC 3020	\$745,000	13/04/2017
238 GLENGALA RD, SUNSHINE WEST, VIC 3020	\$708,000	09/08/2017
111 HALL ST, SUNSHINE WEST, VIC 3020	\$708,000	02/06/2017

201 HALL ST, SUNSHINE WEST, VIC 3020	\$650,000	26/04/2017
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