

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 7 Young Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$690,000 House X Unit Suburb Sunshine West

Period - From 01/07/2017 to 30/06/2018 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	23 Marcia St SUNSHINE WEST 3020	\$700,000	17/07/2018
2	22 Marcia St SUNSHINE WEST 3020	\$655,000	31/07/2018
3	135 Hilma St SUNSHINE WEST 3020	\$652,000	17/07/2018

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.



Rooms:
Property Type: House
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
 \$650,000 - \$690,000
Median House Price
 Year ending June 2018: \$690,000

Comparable Properties



23 Marcia St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$700,000
Method: Private Sale
Date: 17/07/2018
Rooms: -
Property Type: House
Land Size: 697 sqm approx



22 Marcia St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$655,000
Method: Private Sale
Date: 31/07/2018
Rooms: -
Property Type: House
Land Size: 697 sqm approx



135 Hilma St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$652,000
Method: Private Sale
Date: 17/07/2018
Rooms: -
Property Type: House