

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	22 Marcia Street, Sunshine West Vic 3020
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Indicative selling price

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

Single price	\$665,000
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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	21a Gum St SUNSHINE WEST 3020	\$660,000	16/06/2018
2	2 Barclay St ALBION 3020	\$655,000	24/02/2018
3	3 Fairbairn Rd SUNSHINE WEST 3020	\$652,000	02/06/2018

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.



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Rooms:**Property Type:** House (Res)**Land Size:** 692 sqm approx

Agent Comments

Indicative Selling Price

\$665,000

Median House Price

Year ending June 2018: \$690,000

Comparable Properties

21a Gum St SUNSHINE WEST 3020 (REI)

Agent Comments

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Price: \$660,000**Method:** Auction Sale**Date:** 16/06/2018**Rooms:** -**Property Type:** House (Res)**2 Barclay St ALBION 3020 (REI)**

Agent Comments

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  2

Price: \$655,000**Method:** Auction Sale**Date:** 24/02/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 463 sqm approx**3 Fairbairn Rd SUNSHINE WEST 3020 (REI)**

Agent Comments

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Price: \$652,000**Method:** Auction Sale**Date:** 02/06/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 540 sqm approx