

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for	sale
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Address	37 Arnold Street, Sunshine West Vic 3020
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$680,000	&	\$740,000

#### Median sale price

Median price	\$630,500	Hou	ise X	Unit		Suburb	Sunshine West
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

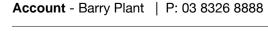
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

### Address of comparable property Price Date of sale

1	14 Davey St SUNSHINE WEST 3020	\$714,000	09/09/2017
2	8 Daley St SUNSHINE WEST 3020	\$710,000	10/08/2017
3	60 Murray St SUNSHINE WEST 3020	\$680,000	25/08/2017

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: 6

Property Type: House Land Size: 697 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$680,000 - \$740,000 **Median House Price** Year ending September 2017: \$630,500

## Comparable Properties



14 Davey St SUNSHINE WEST 3020 (REI)



Price: \$714,000 Method: Auction Sale Date: 09/09/2017

Rooms: -

Property Type: House (Res) Land Size: 697 sqm approx

**Agent Comments** 



8 Daley St SUNSHINE WEST 3020 (REI)

**-**3





Price: \$710.000 Method: Private Sale Date: 10/08/2017 Rooms: 4

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



60 Murray St SUNSHINE WEST 3020 (REI)





Price: \$680,000 Method: Private Sale Date: 25/08/2017

Rooms: 5

Property Type: House (Res) Land Size: 691 sqm approx

**Agent Comments** 

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