

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	37 Arnold Street, Sunshine West Vic 3020
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Indicative selling price

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

Range between	\$680,000	&	\$740,000
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Median sale price

Median price	\$630,500	House	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.~~



 4  2  2

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)

Agent Comments

 3  1  1

Price: \$714,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx



8 Daley St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  2

Price: \$710,000
Method: Private Sale
Date: 10/08/2017
Rooms: 4
Property Type: House
Land Size: 697 sqm approx



60 Murray St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  2

Price: \$680,000
Method: Private Sale
Date: 25/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 691 sqm approx