

## 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

6 Dresden Way, Sunshine West Vic 3020

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$600,000

#### Median sale price

Median price \$685,000 House X Unit Suburb Sunshine West

Period - From 01/10/2017 to 30/09/2018 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 | 8 Tamlyn CI SUNSHINE WEST 3020    | \$650,000 | 19/06/2018   |
| 2 | 51 Lachlan Rd SUNSHINE WEST 3020  | \$635,000 | 23/11/2017   |
| 3 | 38 Fremont Pde SUNSHINE WEST 3020 | \$600,000 | 16/08/2018   |

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.



 3  1 

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**

\$560,000 - \$600,000

**Median House Price**

Year ending September 2018: \$685,000

## Comparable Properties



**8 Tamlyn CI SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 19/06/2018  
**Rooms:** -  
**Property Type:** House

**51 Lachlan Rd SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  1  2

**Price:** \$635,000  
**Method:** Sold Before Auction  
**Date:** 23/11/2017  
**Rooms:** -  
**Property Type:** House



**38 Fremont Pde SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 16/08/2018  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 534 sqm approx