

#### 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	6 Dresden Way, 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	\$560,000	&	\$600,000
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#### Median sale price

Median price	\$685,000	Hou	use X	Unit		S	Suburb	Sunshine West
Period - From	01/10/2017	to	30/09/2018		Source	REIV		

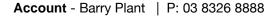
#### Comparable property sales (\*Delete A or B below as applicable)

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.







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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)

**-**3





Price: \$650,000 Method: Private Sale Date: 19/06/2018

Rooms: -

Property Type: House

**Agent Comments** 

51 Lachlan Rd SUNSHINE WEST 3020 (REI)







Agent Comments

Price: \$635,000

Method: Sold Before Auction

Date: 23/11/2017 Rooms: -

Property Type: House



38 Fremont Pde SUNSHINE WEST 3020 (REI)

Price: \$600.000 Method: Private Sale Date: 16/08/2018

Rooms: 4

**-**3

Property Type: House Land Size: 534 sqm approx Agent Comments

Account - Barry Plant | P: 03 8326 8888





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