

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Date Prepared: 31/05/2019

Property offered for sale

Address
Including suburb and
postcode

3 Caldwell Street, Sunshine West

Indicative selling price

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

Range between \$539,000

&

Median sale price

Median price

\$505,000

House

X

Suburb

Sunshine West

Period - From

1/1/2019

to

30/5/ 2019

Source

REA

Comparable property sales

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. 30 Fontana Close, Sunshine West	\$515,000	16/02/2019
2. 2 Lauren Lane, Sunshine West	\$535,000	08/05/2019
3. 75A Nicholson Parade, Sunshine West	\$555,000	10/05/2019