

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



18 MARCHANT CRESCENT, SUNSHINE

3 - -

Indicative Selling Price

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

\$520,000 to \$570,000

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

SUBURB MEDIAN



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (House)

\$563,250

01 October 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



1 ROOKE CRT, SUNSHINE WEST, VIC 3020

3 1 1

Sale Price

***\$550,000**

Sale Date: 13/04/2017

Distance from Property: 91m



14 PRESCOTT ST, SUNSHINE WEST, VIC 3020

3 1 2

Sale Price

***\$560,000**

Sale Date: 25/03/2017

Distance from Property: 686m



25 RAUTMAN CRES, SUNSHINE WEST, VIC

3 1 3

Sale Price

***\$550,000**

Sale Date: 11/03/2017

Distance from Property: 1.5km



This report has been compiled on 06/06/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

18 MARCHANT CRESCENT, SUNSHINE WEST, VIC 3020

Indicative selling price

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

Single Price / Range

\$520,000 to \$570,000

Median sale price

Median price

\$563,250

House

Unit

Suburb

SUNSHINE WEST

Period

01 October 2016 to 31 March 2017

Source



Comparable property sales

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 ROOKE CRT, SUNSHINE WEST, VIC 3020	*\$550,000	13/04/2017
14 PRESCOTT ST, SUNSHINE WEST, VIC 3020	*\$560,000	25/03/2017
25 RAUTMAN CRES, SUNSHINE WEST, VIC 3020	*\$550,000	11/03/2017