

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

1 Alden Street, Sunshine West Vic 3020

Indicative selling price

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

Price between \$660,000 & \$700,000

Median sale price

Median price \$750,000 Property Type House Suburb Sunshine West

Period - From 01/07/2021 to 30/09/2021 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 Chandler St SUNSHINE WEST 3020	\$825,000	14/06/2021
2	203 Glengala Rd SUNSHINE WEST 3020	\$810,000	13/07/2021
3	59 Ridgeway Pde SUNSHINE WEST 3020	\$750,000	11/06/2021

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.~~

This Statement of Information was prepared on:

15/11/2021 11:01

1 Alden Street, Sunshine West Vic 3020



Property Type:
Agent Comments

Indicative Selling Price
\$660,000 - \$700,000
Median House Price
September quarter 2021: \$750,000

Comparable Properties

14 Chandler St SUNSHINE WEST 3020 (VG)

Agent Comments



Price: \$825,000
Method: Sale
Date: 14/06/2021
Property Type: House (Res)
Land Size: 697 sqm approx



203 Glengala Rd SUNSHINE WEST 3020 (REI/VG)

Agent Comments



Price: \$810,000
Method: Private Sale
Date: 13/07/2021
Property Type: House
Land Size: 697 sqm approx

59 Ridgeway Pde SUNSHINE WEST 3020 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 11/06/2021
Property Type: House (Res)
Land Size: 709 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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