

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 Links Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$540,000

&

\$590,000

Median sale price

Median price \$645,000

Property Type House

Suburb Sunshine West

Period - From 01/07/2018

to

30/06/2019

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	70 Lachlan Rd SUNSHINE WEST 3020	\$590,000	30/04/2019
2	4 Nash Ct SUNSHINE WEST 3020	\$560,000	13/08/2019
3	55 Talintyre Rd SUNSHINE WEST 3020	\$537,000	04/05/2019

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:

16/09/2019 11:03



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Property Type: House
Land Size: 520 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median House Price
Year ending June 2019: \$645,000

Comparable Properties



70 Lachlan Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  2

Price: \$590,000
Method: Private Sale
Date: 30/04/2019
Property Type: House

4 Nash Ct SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  -

Price: \$560,000
Method: Private Sale
Date: 13/08/2019
Property Type: House

55 Talintyre Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  2

Price: \$537,000
Method: Auction Sale
Date: 04/05/2019
Property Type: House (Res)