

## 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	6 Keon Crescent, Sunshine West Vic 3020
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$620,000	&	\$680,000
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#### Median sale price

Median price	\$667,500	House	X	Unit		Suburb	Sunshine West
Period - From	01/04/2018	to	31/03/2019	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	22 Korowa St SUNSHINE WEST 3020	\$678,000	15/03/2019
2	147 Glengala Rd SUNSHINE WEST 3020	\$651,000	27/02/2019
3	92 Hall St SUNSHINE WEST 3020	\$600,000	23/05/2019

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.



 3    1    2

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$620,000 - \$680,000  
**Median House Price**  
Year ending March 2019: \$667,500

## Comparable Properties

**22 Korowa St SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$678,000  
**Method:** Sold Before Auction  
**Date:** 15/03/2019  
**Rooms:** -  
**Property Type:** House (Res)



**147 Glengala Rd SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$651,000  
**Method:** Private Sale  
**Date:** 27/02/2019  
**Rooms:** -  
**Property Type:** House



**92 Hall St SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 23/05/2019  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 697 sqm approx