

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	6 Keon Crescent, Sunshine West Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$620,000	&	\$680,000

Median sale price

Median price	\$667,500	Hou	use X	Unit		Suburb	Sunshine West
Period - From	01/04/2018	to	31/03/2019		Source	REIV	

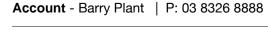
Comparable property sales (*Delete A or B below as applicable)

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.

Ad	dress 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.







Generated: 27/06/2019 12:36







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)

3





Price: \$678,000

Method: Sold Before Auction

Date: 15/03/2019

Rooms: -

Property Type: House (Res)

Agent Comments



147 Glengala Rd SUNSHINE WEST 3020 (REI) Agent Comments

: نط



₽ 1

Price: \$651,000 Method: Private Sale Date: 27/02/2019

Rooms: -

Property Type: House



92 Hall St SUNSHINE WEST 3020 (REI)

二 3





Price: \$600,000 **Method:** Private Sale **Date:** 23/05/2019

Rooms: 4

Property Type: House **Land Size:** 697 sqm approx

Agent Comments

Account - Barry Plant | P: 03 8326 8888





Generated: 27/06/2019 12:36