

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	42 Gresham Way, 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	\$750,000	&	\$825,000

Median sale price

Median price	\$685,000	Hou	se X	Unit		Suburb	Sunshine West
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

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

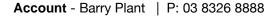
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price

1	13 Europa Bnd SUNSHINE WEST 3020	\$837,000	19/08/2017
2	8 Petina Way SUNSHINE WEST 3020	\$805,000	03/06/2017
3	7 Mcgregor Ct SUNSHINE WEST 3020	\$780,000	16/09/2017

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.







Date of sale

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Rooms:

Property Type: House (Res)

Agent Comments

Indicative Selling Price \$750,000 - \$825,000 **Median House Price** June quarter 2017: \$685,000

Comparable Properties



13 Europa Bnd SUNSHINE WEST 3020 (REI)





Price: \$837,000 Method: Auction Sale Date: 19/08/2017

Property Type: House (Res) Land Size: 512 sqm approx

Agent Comments









Price: \$805,000 Method: Auction Sale Date: 03/06/2017

Rooms: -

Property Type: House (Res) Land Size: 618 sqm approx

Agent Comments

7 Mcgregor Ct SUNSHINE WEST 3020 (REI)







Price: \$780,000 Method: Auction Sale Date: 16/09/2017

Rooms: -

Property Type: House Land Size: 564 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 8326 8888





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