

# 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

11 Felstead Avenue, Sunshine West Vic 3020

### Indicative selling price

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

Range between

\$490,000

&

\$530,000

### 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	1 Barnes Cr SUNSHINE WEST 3020	\$525,000	27/07/2019
2	1 Jones Ct SUNSHINE WEST 3020	\$520,000	09/04/2019
3	4 Morrison Cr SUNSHINE WEST 3020	\$465,000	03/05/2019

**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 11:23



 3  1  1

**Property Type:** House (Res)

**Land Size:** 590 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$490,000 - \$530,000

**Median House Price**

Year ending June 2019: \$645,000

## Comparable Properties

**1 Barnes Cr SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$525,000

**Method:** Private Sale

**Date:** 27/07/2019

**Property Type:** House

**1 Jones Ct SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 5  1  1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 09/04/2019

**Property Type:** House (Res)

**Land Size:** 625 sqm approx

**4 Morrison Cr SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 03/05/2019

**Property Type:** House

**Land Size:** 578 sqm approx