

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	27 Gum Street, Sunshine West Vic 3020
---	---------------------------------------

Indicative selling price

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

Range between	\$690,000	&	\$759,000
---------------	-----------	---	-----------

Median sale price

Median price	\$685,000	House	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	Date of sale
1	55 Derrimut St ALBION 3020	\$754,000	29/07/2017
2	14 Davey St SUNSHINE WEST 3020	\$714,000	09/09/2017
3	15 Bell St SUNSHINE WEST 3020	\$692,000	22/04/2017

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.~~



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median House Price
June quarter 2017: \$685,000

Comparable Properties



55 Derrimut St ALBION 3020 (REI)

Agent Comments



Price: \$754,000
Method: Auction Sale
Date: 29/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 741 sqm approx



14 Davey St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$714,000
Method: Auction Sale
Date: 09/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx



15 Bell St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$692,000
Method: Auction Sale
Date: 22/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx