

#### 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              | 16 Ryder Street, 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 | \$520,000 | &   | \$550,000 |
|---------------|-----------|-----|-----------|
|               |           | i ! |           |

#### Median sale price

| Median price  | \$490,000  | Hou | se         | Unit | х      |      | Suburb | Sunshine West |
|---------------|------------|-----|------------|------|--------|------|--------|---------------|
| Period - From | 01/01/2017 | to  | 31/12/2017 |      | Source | REIV |        |               |

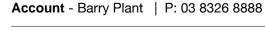
### Comparable property sales (\*Delete A or B below as applicable)

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.

| Add | dress of comparable property        | Price     | Date of sale |
|-----|-------------------------------------|-----------|--------------|
| 1   | 55 Nicholson Pde SUNSHINE WEST 3020 | \$580,000 | 25/11/2017   |
| 2   | 1/3 Marcia St SUNSHINE WEST 3020    | \$565,000 | 25/11/2017   |
| 3   | 1/43 Bardsley St SUNSHINE WEST 3020 | \$555,000 | 03/11/2017   |

#### 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.







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Rooms

**Property Type:** Townhouse **Land Size:** 150 sqm approx

**Agent Comments** 

Indicative Selling Price \$520,000 - \$550,000 Median Unit Price

Year ending December 2017: \$490,000

## Comparable Properties



55 Nicholson Pde SUNSHINE WEST 3020 (REI) Agent Comments

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**i** 



**Price:** \$580,000 **Method:** Auction Sale **Date:** 25/11/2017

Rooms: -

**Property Type:** Townhouse (Res) **Land Size:** 250 sqm approx

1/3 Marcia St SUNSHINE WEST 3020 (REI)

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**-**



Agent Comments

Agent Comments

Price: \$565,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

**---** 3

3

Property Type: Unit



1/43 Bardsley St SUNSHINE WEST 3020 (REI)

Price: \$555,000

Method: Sold Before Auction

Date: 03/11/2017 Rooms: 4

Property Type: Unit

**Account** - Barry Plant | P: 03 8326 8888





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