

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

16 Ryder Street, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$520,000

&

\$550,000

Median sale price

Median price

\$490,000

House

Unit

X

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.

	Address 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.



 3  1  1

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

 4  2  1

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) Agent Comments

 3  1  2

Price: \$565,000

Method: Auction Sale

Date: 25/11/2017

Rooms: -

Property Type: Unit



1/43 Bardsley St SUNSHINE WEST 3020 (REI) Agent Comments

 3  1  2

Price: \$555,000

Method: Sold Before Auction

Date: 03/11/2017

Rooms: 4

Property Type: Unit