

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

8 Sarah Street, Sunshine West Vic 3020

Indicative selling price

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

Single price

\$600,000

Median sale price

Median price

\$646,500

Property Type

House

Suburb

Sunshine West

Period - From

01/10/2018

to

30/09/2019

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	9 Comino Rd SUNSHINE WEST 3020	\$640,000	01/10/2019
2	4 Marti Ct SUNSHINE WEST 3020	\$580,000	27/07/2019
3	2/3 Marcia St SUNSHINE WEST 3020	\$579,000	22/08/2019

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:

09/12/2019 08:48



Property Type:
Agent Comments

Indicative Selling Price

\$600,000

Median House Price

Year ending September 2019: \$646,500

Comparable Properties



9 Comino Rd SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 01/10/2019

Property Type: House (Res)



4 Marti Ct SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 27/07/2019

Property Type: Townhouse (Single)



2/3 Marcia St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$579,000

Method: Private Sale

Date: 22/08/2019

Property Type: Townhouse (Single)