

## 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

258 Wright Street, 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 \$600,000 & \$650,000

**Median sale price**

Median price \$681,000 House X Unit Suburb Sunshine West

Period - From 01/07/2017 to 30/09/2017 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	3 Arnold St SUNSHINE WEST 3020	\$650,000	19/08/2017
2	16 Mudford St SUNSHINE WEST 3020	\$640,000	26/08/2017
3	5 Saliba Ct SUNSHINE WEST 3020	\$600,000	15/09/2017

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    2    4

**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$600,000 - \$650,000  
**Median House Price**  
September quarter 2017: \$681,000

## Comparable Properties

**3 Arnold St SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$650,000  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**16 Mudford St SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$640,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 616 sqm approx



**5 Saliba Ct SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 15/09/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 629 sqm approx