

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 46 Felstead Avenue, Sunshine West

Indicative selling price

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

Range Between \$510,000 & \$550,000

Median sale price

Median price \$640,000 Property type House Suburb Sunshine West

Period - From 1 April 2019 to 28 April 2020 Source REA

Comparable property sales

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.

Address of comparable property	Price	Date of sale
1. 70 Fairbairn Road, Sunshine West	\$537,000	07/05/2020

This Statement of Information was prepared on: 27/05/2020