

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	8 Struga Road, 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	\$580,000	&	\$600,000

Median sale price

Median price	\$565,000	Hou	se	Unit	х		Suburb	Sunshine West
Period - From	01/10/2017	to	30/09/2018		Source	REIV		

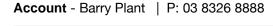
Comparable property sales (*Delete A or B below as applicable)

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 6 Struga Rd SUNSHINE WEST 3020 \$670,000 11/06/2018 2 19 Champa Rd SUNSHINE WEST 3020 \$630,000 31/05/2018 3 126 Callaway Blvd SUNSHINE WEST 3020 \$590,000 04/07/2018

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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Property Type: Brick Veneer Land Size: 251 sqm approx

Agent Comments

Indicative Selling Price \$580,000 - \$600,000 **Median Unit Price**

Year ending September 2018: \$565,000

Comparable Properties



6 Struga Rd SUNSHINE WEST 3020 (REI)





Price: \$670,000 Method: Private Sale Date: 11/06/2018 Rooms: 6

Property Type: House Land Size: 372 sqm approx **Agent Comments**

19 Champa Rd SUNSHINE WEST 3020 (REI)







Price: \$630,000

Method: Sold Before Auction

Date: 31/05/2018

Rooms: -

Property Type: House (Res)

Agent Comments

126 Callaway Blvd SUNSHINE WEST 3020

(REI)









Price: \$590,000 Method: Private Sale Date: 04/07/2018 Rooms: 5

Property Type: House Land Size: 240 sqm approx Agent Comments

Account - Barry Plant | P: 03 8326 8888





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