

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 Struga Road, Sunshine West Vic 3020

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 House Unit X 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.



 4  2  2

Rooms:

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)

Agent Comments

 5  2  2

Price: \$670,000

Method: Private Sale

Date: 11/06/2018

Rooms: 6

Property Type: House

Land Size: 372 sqm approx

19 Champa Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 4  2  2

Price: \$630,000

Method: Sold Before Auction

Date: 31/05/2018

Rooms: -

Property Type: House (Res)



126 Callaway Blvd SUNSHINE WEST 3020 (REI)

Agent Comments

 4  2  2

Price: \$590,000

Method: Private Sale

Date: 04/07/2018

Rooms: 5

Property Type: House

Land Size: 240 sqm approx