

STATEMENT OF INFORMATION

4 PRESCOTT STREET, SUNSHINE WEST, VIC 3020

PREPARED BY BRENDAN CURRY, HUNTERFRENCH REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



4 PRESCOTT STREET, SUNSHINE WEST,  **3**  **1**  **2**

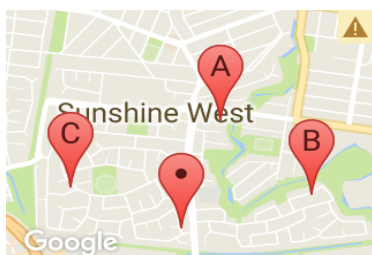
Indicative Selling Price

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

Price Range: **\$575,000 to \$625,000**

Provided by: Brendan Curry, Hunterfrench Real Estate

MEDIAN SALE PRICE



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (House)

\$555,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



3 BAMBARA CRT, SUNSHINE WEST, VIC 3020  **3**  **1**  **2**

Sale Price

***\$600,000**

Sale Date: 29/04/2017

Distance from Property: 821m



19 BUCKINGHAM CRES, SUNSHINE WEST, VIC  **3**  **1**  **2**

Sale Price

\$660,000

Sale Date: 08/04/2017

Distance from Property: 883m



83 TALINTYRE RD, SUNSHINE WEST, VIC 3020  **3**  **1**  **2**

Sale Price

\$610,000

Sale Date: 20/03/2017

Distance from Property: 782m



This report has been compiled on 03/08/2017 by Hunterfrench Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 PRESCOTT STREET, SUNSHINE WEST, VIC 3020

Indicative selling price

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

Price Range: \$575,000 to \$625,000

Median sale price

Median price\$555,000

House☒

Unit☐

SuburbSUNSHINE WEST

Period01 July 2016 to 30 June 2017

Source



Comparable property sales

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
3 BAMBARA CRT, SUNSHINE WEST, VIC 3020	*\$600,000	29/04/2017
19 BUCKINGHAM CRES, SUNSHINE WEST, VIC 3020	\$660,000	08/04/2017
83 TALINTYRE RD, SUNSHINE WEST, VIC 3020	\$610,000	20/03/2017