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	39 Nicholson Parade, 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	\$500,000	&	\$550,000
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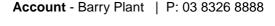
Median sale price

Median price	\$445,000		Unit X	Suburb Sunshine West	
Period - From	01/07/2016	to	30/06/2017	Source REIV	

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
79 Nicholson Pde SUNSHINE WEST 3020	\$555,000	18/02/2017
1/10-12 Fremont Pde SUNSHINE WEST 3020	\$515,000	30/03/2017
1/30 Sunrise Dr SUNSHINE WEST 3020	\$490,000	27/05/2017







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Property Type: House (Res) Land Size: 220 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median Unit Price** Year ending June 2017: \$445,000

Comparable Properties



79 Nicholson Pde SUNSHINE WEST 3020 (REI) Agent Comments







Price: \$555,000 Method: Auction Sale Date: 18/02/2017

Rooms: -

Property Type: House (Res)



1/10-12 Fremont Pde SUNSHINE WEST 3020

(REI)









Price: \$515,000

Method: Sold Before Auction

Date: 30/03/2017

Rooms: 6

Property Type: House (Res) Land Size: 332 sqm approx



1/30 Sunrise Dr SUNSHINE WEST 3020 (REI)

-3





Price: \$490.000 Method: Auction Sale Date: 27/05/2017

Rooms: -

Property Type: Unit

Agent Comments

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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