

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

39 Nicholson Parade, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$500,000

&

\$550,000

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



3 2 1

Rooms:

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

3 3 1

Price: \$555,000

Method: Auction Sale

Date: 18/02/2017

Rooms: -

Property Type: House (Res)



1/10-12 Fremont Pde SUNSHINE WEST 3020 (REI) Agent Comments

4 2 2

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) Agent Comments

3 1 1

Price: \$490,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: Unit