

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



45 FELSTEAD AVENUE, SUNSHINE WEST, 🕮 3 🕒 1 😓 2







Indicative Selling Price

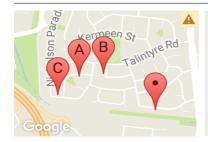
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$570,000 to \$620,000

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (House)

\$601,000

01 January 2017 to 30 June 2017

Provided by: **pricefinder**

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.



18 MARCHANT CRES, SUNSHINE WEST, VIC







Sale Price

*\$583,500

Sale Date: 29/07/2017

Distance from Property: 552m





4 BARNES CRES, SUNSHINE WEST, VIC 3020









Sale Price

*\$630,000

Sale Date: 15/07/2017

Distance from Property: 427m





5 CAWOOD DR, SUNSHINE WEST, VIC 3020









Sale Price

\$560.000

Sale Date: 20/05/2017

Distance from Property: 643m



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 45	5 FELSTEAD AVENUE, SUNSHINE WEST, VIC 3020
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Indicative selling price

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

Price Range: \$570,000 to \$620,000

Median sale price

Median price	\$601,000	House X	Unit	Suburb	SUNSHINE WEST
Period	01 January 2017 to 30 June 2017		Source	p	ricefinder

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
18 MARCHANT CRES, SUNSHINE WEST, VIC 3020	*\$583,500	29/07/2017
4 BARNES CRES, SUNSHINE WEST, VIC 3020	*\$630,000	15/07/2017
5 CAWOOD DR, SUNSHINE WEST, VIC 3020	\$560,000	20/05/2017

