

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

 **3**  **1**  **1**

Sale Price

***\$583,500**

Sale Date: 29/07/2017

Distance from Property: 552m



4 BARNES CRES, SUNSHINE WEST, VIC 3020

 **3**  **1**  **5**

Sale Price

***\$630,000**

Sale Date: 15/07/2017

Distance from Property: 427m



5 CAWOOD DR, SUNSHINE WEST, VIC 3020

 **3**  **1**  **3**

Sale Price

\$560,000

Sale Date: 20/05/2017

Distance from Property: 643m



This report has been compiled on 20/09/2017 by Stockdale & Leggo - Sunshine. 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

45 FELSTEAD AVENUE, SUNSHINE WEST, VIC 3020

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

 pricfinder

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