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	36 Valentine Crescent, 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	\$575,000	&	\$625,000
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Median sale price

Median price	\$685,000	Pro	perty Type	House		Suburb	Sunshine West
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* 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

Add	dress of comparable property	Price	Date of sale
1	19 Hall St SUNSHINE WEST 3020	\$551,000	18/02/2025
2	249 Glengala Rd SUNSHINE WEST 3020	\$675,000	15/02/2025
3	10 Mccoubrie Av SUNSHINE WEST 3020	\$605,000	30/01/2025

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/03/2025 16:57
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Property Type: House (Res) Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price \$575,000 - \$625,000 Median House Price Year ending December 2024: \$685,000

Comparable Properties



19 Hall St SUNSHINE WEST 3020 (REI)

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3 2

Agent Comments

Price: \$551,000 Method: Private Sale Date: 18/02/2025 Property Type: House Land Size: 615 sqm approx



249 Glengala Rd SUNSHINE WEST 3020 (REI)

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Price: \$675,000 Method: Private Sale Date: 15/02/2025 Property Type: House Land Size: 696 sqm approx





3

Agent Comments

10 Mccoubrie Av SUNSHINE WEST 3020 (REI)



1



2

Price: \$605,000 Method: Private Sale Date: 30/01/2025 Property Type: House Land Size: 639 sqm approx **Agent Comments**

Account - McDonald Upton | P: 03 93759375 | F: 03 93792655





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