

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

42 Armstrong Street, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$790,000

&

\$860,000

Median sale price

Median price

\$655,000

Property Type

House

Suburb

Sunshine West

Period - From

01/01/2019

to

31/12/2019

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	Price	Date of sale
1	19 Mcintosh St SUNSHINE 3020	\$800,000	29/02/2020
2	5 Armstrong St SUNSHINE WEST 3020	\$790,000	15/02/2020
3	54 Armstrong St SUNSHINE WEST 3020	\$783,500	07/12/2019

OR

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

This Statement of Information was prepared on:

04/03/2020 17:23



 4  2  1

Property Type: House
Land Size: 645 sqm approx
Agent Comments

Indicative Selling Price
\$790,000 - \$860,000
Median House Price
Year ending December 2019: \$655,000

Comparable Properties



19 McIntosh St SUNSHINE 3020 (REI)

Agent Comments

 3  1  1

Price: \$800,000
Method: Auction Sale
Date: 29/02/2020
Property Type: House (Res)
Land Size: 585 sqm approx

5 Armstrong St SUNSHINE WEST 3020 (REI)

Agent Comments

 4  1  2

Price: \$790,000
Method: Auction Sale
Date: 15/02/2020
Property Type: House (Res)



54 Armstrong St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$783,500
Method: Auction Sale
Date: 07/12/2019
Property Type: House (Res)
Land Size: 654 sqm approx