

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	8a Gayle Close, 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	\$570,000	&	\$610,000

Median sale price

Median price	\$695,500	Hou	use X	Unit		S	Suburb	Sunshine West
Period - From	01/04/2017	to	31/03/2018		Source	REIV		

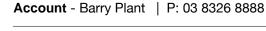
Comparable property sales (*Delete A or B below as applicable)

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.

Add	dress of comparable property	Price	Date of sale
1	18 David Dr SUNSHINE WEST 3020	\$625,000	08/03/2018
2	85a Nicholson Pde SUNSHINE WEST 3020	\$600,000	08/02/2018
3	55 Nicholson Pde SUNSHINE WEST 3020	\$580,000	25/11/2017

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.







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Rooms:

Property Type: Town house

Agent Comments

Indicative Selling Price \$570,000 - \$610,000 **Median House Price** Year ending March 2018: \$695,500

Comparable Properties



18 David Dr SUNSHINE WEST 3020 (REI)





Price: \$625,000 Method: Auction Sale Date: 08/03/2018

Rooms: -

Property Type: House (Res)

Agent Comments



85a Nicholson Pde SUNSHINE WEST 3020

(REI)





Price: \$600,000 Method: Private Sale Date: 08/02/2018

Rooms: 6

Property Type: Townhouse (Single)

Agent Comments



55 Nicholson Pde SUNSHINE WEST 3020 (REI) Agent Comments





Price: \$580,000 Method: Auction Sale Date: 25/11/2017

Rooms: -

Property Type: Townhouse (Res) Land Size: 250 sqm approx

Account - Barry Plant | P: 03 8326 8888





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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