

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 51A Nicholson Parade, Sunshine West Vic 3020

Indicative selling price

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

Range between \$560,000 & \$590,000

Median sale price

Median price \$575,750 House Unit X Suburb Sunshine West

Period - From 01/01/2018 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.

	Address of comparable property	Price	Date of sale
1	55 Nicholson Pde SUNSHINE WEST 3020	\$580,000	25/11/2017
2	1b Bennett St SUNSHINE WEST 3020	\$580,000	27/02/2018
3	16 Ryder St SUNSHINE WEST 3020	\$530,000	04/04/2018

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.



 3  3  1

Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$560,000 - \$590,000
Median Unit Price
March quarter 2018: \$575,750

Comparable Properties



55 Nicholson Pde SUNSHINE WEST 3020 (REI) Agent Comments

 4  2  1

Price: \$580,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: Townhouse (Res)
Land Size: 250 sqm approx



1b Bennett St SUNSHINE WEST 3020 (REI) Agent Comments

 3  2  1

Price: \$580,000
Method: Private Sale
Date: 27/02/2018
Rooms: 5
Property Type: Townhouse (Single)



16 Ryder St SUNSHINE WEST 3020 (REI) Agent Comments

 3  1  1

Price: \$530,000
Method: Private Sale
Date: 04/04/2018
Rooms: -
Property Type: Townhouse (Res)