

## 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](http://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)