

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	2/3 Marcia Street, Sunshine West Vic 3020
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Indicative selling price

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

Range between	\$590,000	&	\$620,000
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Median sale price

Median price	\$562,500	House		Unit	X	Suburb	Sunshine West
Period - From	01/01/2018	to	31/12/2018	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	1/169 Glengala Rd SUNSHINE WEST 3020	\$635,000	28/02/2019
2	50c Selwyn St ALBION 3020	\$605,000	06/10/2018
3	3/169 Glengala Rd SUNSHINE WEST 3020	\$600,000	31/01/2019

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.



 4  2  2

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$590,000 - \$620,000
Median Unit Price
Year ending December 2018: \$562,500

Comparable Properties



1/169 Glengala Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 3  2  1

Price: \$635,000
Method: Private Sale
Date: 28/02/2019
Rooms: -
Property Type: Townhouse (Single)



50c Selwyn St ALBION 3020 (REI)

Agent Comments

 3  2  1

Price: \$605,000
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 280 sqm approx



3/169 Glengala Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 3  2  1

Price: \$600,000
Method: Private Sale
Date: 31/01/2019
Rooms: -
Property Type: Townhouse (Single)