

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

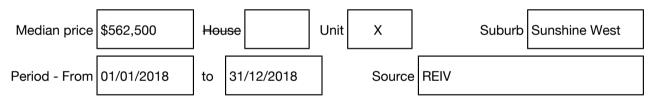
2/3 Marcia Street, Sunshine West Vic 3020

Indicative selling price

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

Range between	\$590,000	&	\$620,000	

Median sale price



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.

Account - Barry Plant | P: 03 8326 8888

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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.







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) → 3 → 2 → 1 Price: \$635,000 Method: Private Sale Date: 28/02/2019 Rooms: - Property Type: Townhouse (Single)	Agent Comments
50c Selwyn St ALBION 3020 (REI) 3 2 5 1 Price: \$605,000 Method: Auction Sale Date: 06/10/2018 Rooms: - Property Type: Townhouse (Res) Land Size: 280 sqm approx	Agent Comments
3/169 Glengala Rd SUNSHINE WEST 3020 (REI) → 3 → 2 → 1 Price: \$600,000 Method: Private Sale Date: 31/01/2019 Rooms: - Property Type: Townhouse (Single)	Agent Comments

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REIV

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