

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



83 GRESHAM WAY, SUNSHINE WEST, VIC  **3**  **2**  **-**

Indicative Selling Price

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

Price Range: **\$620,000 to \$670,000**

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (House)

\$650,000

01 April 2017 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



1 BOA CRT, SUNSHINE WEST, VIC 3020  **3**  **1**  **1**

Sale Price

***\$635,000**

Sale Date: 28/06/2017

Distance from Property: 639m



7 THE MEWS, SUNSHINE WEST, VIC 3020  **3**  **1**  **4**

Sale Price

***\$710,000**

Sale Date: 29/04/2017

Distance from Property: 885m



31 DRESDEN WAY, SUNSHINE WEST, VIC 3020  **3**  **2**  **2**

Sale Price

\$645,000

Sale Date: 31/03/2017

Distance from Property: 531m



This report has been compiled on 11/08/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

83 GRESHAM WAY, SUNSHINE WEST, VIC 3020

Indicative selling price

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

Price Range:

\$620,000 to \$670,000

Median sale price

Median price

\$650,000

House

X

Unit


Suburb

SUNSHINE WEST

Period

01 April 2017 to 30 June 2017

Source



Comparable property sales

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 BOA CRT, SUNSHINE WEST, VIC 3020	*\$635,000	28/06/2017
7 THE MEWS, SUNSHINE WEST, VIC 3020	*\$710,000	29/04/2017
31 DRESDEN WAY, SUNSHINE WEST, VIC 3020	\$645,000	31/03/2017