

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 3/23-27 Murray Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$590,000 & \$630,000

Median sale price

Median price \$695,500 House X Unit Suburb Sunshine West

Period - From 01/04/2017 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	13c Rockbank Rd ARDEER 3022	\$630,000	14/02/2018
2	20 Oldfield St SUNSHINE WEST 3020	\$625,000	12/12/2017
3	55 Nicholson Pde SUNSHINE WEST 3020	\$580,000	25/11/2017

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  2  1

Rooms:
Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$590,000 - \$630,000
Median House Price
Year ending March 2018: \$695,500

Comparable Properties



13c Rockbank Rd ARDEER 3022 (REI)

Agent Comments

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Price: \$630,000
Method: Private Sale
Date: 14/02/2018
Rooms: 4
Property Type: Townhouse (Single)
Land Size: 223 sqm approx



20 Oldfield St SUNSHINE WEST 3020 (REI)

Agent Comments

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Price: \$625,000
Method: Private Sale
Date: 12/12/2017
Rooms: -
Property Type: Townhouse (Single)



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