

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 9 Carter Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$700,000

&

\$750,000

Median sale price

Median price \$720,000

House

X

Unit

Suburb

Sunshine West

Period - From 01/10/2017

to

31/12/2017

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	5 Estelle St SUNSHINE WEST 3020	\$753,000	16/12/2017
2	12 Mayne St SUNSHINE WEST 3020	\$730,000	16/12/2017
3	37 Hall St SUNSHINE WEST 3020	\$715,000	24/03/2018

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.



Rooms:
Property Type: House (Res)
Land Size: 697 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$750,000
Median House Price
December quarter 2017: \$720,000

Comparable Properties



5 Estelle St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$753,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx

12 Mayne St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House
Land Size: 677 sqm approx

37 Hall St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$715,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 660 sqm approx