

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

66 Learmonth Crescent, Sunshine West Vic 3020

Indicative selling price

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

Single Price

\$600,000

Median sale price

Median price

\$745,000

Property Type

House

Suburb

Sunshine West

Period - From

01/07/2022

to

30/09/2022

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 Morrison Cr SUNSHINE WEST 3020 | \$605,000 | 26/08/2022 |
| 2 | 26 Learmonth Cr SUNSHINE WEST 3020 | \$600,000 | 14/11/2022 |
| 3 | 13 Warmington Rd SUNSHINE WEST 3020 | \$517,500 | 12/12/2022 |

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.~~

This Statement of Information was prepared on:

29/12/2022 14:05

66 Learmonth Crescent, Sunshine West Vic 3020

Tony Gerace
03 9687 1344
0411 121701
tonygerace@burnham.com.au

Indicative Selling Price

\$600,000

Median House Price

September quarter 2022: \$745,000



Property Type: House (Previously Occupied - Detached)

Land Size: 624 sqm approx

Agent Comments

Comparable Properties



5 Morrison Cr SUNSHINE WEST 3020 (REI/VG) Agent Comments



Price: \$605,000

Method: Sold Before Auction

Date: 26/08/2022

Property Type: House

Land Size: 550 sqm approx

26 Learmonth Cr SUNSHINE WEST 3020 (VG) Agent Comments



Price: \$600,000

Method: Sale

Date: 14/11/2022

Property Type: House (Res)

Land Size: 614 sqm approx



13 Warmington Rd SUNSHINE WEST 3020 (REI) Agent Comments



Price: \$517,500

Method: Private Sale

Date: 12/12/2022

Property Type: House

Land Size: 554 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.