

## 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

5 ISABEL DRIVE, SUNSHINE WEST, VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$800,000 to \$850,000

### Median sale price

Median price

\$637,000

House

☒

Unit

☐

Suburb

SUNSHINE WEST

Period

01 January 2017 to 31 December 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
10 FONTANA CL, SUNSHINE WEST, VIC 3020	*\$910,500	11/11/2017
35 FONTANA CL, SUNSHINE WEST, VIC 3020	\$790,000	09/12/2017
13 EUROPA BEND, SUNSHINE WEST, VIC 3020	*\$837,000	19/08/2017