

# 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

5 Federation Way, 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)

Single price

\$665,000

### Median sale price

Median price

\$666,000

Property Type

House

Suburb

Sunshine West

Period - From

01/04/2019

to

31/03/2020

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	2a Daley St SUNSHINE WEST 3020	\$655,500	03/02/2020
2	84 Gresham Way SUNSHINE WEST 3020	\$650,000	29/04/2020
3	13 Florence Pl SUNSHINE WEST 3020	\$645,000	14/02/2020

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:

11/05/2020 16:44



 3  2  1

**Property Type:** Land  
**Agent Comments**

**Indicative Selling Price**  
\$665,000

**Median House Price**  
Year ending March 2020: \$666,000

## Comparable Properties



**2a Daley St SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$655,500  
**Method:** Private Sale  
**Date:** 03/02/2020  
**Property Type:** House



**84 Gresham Way SUNSHINE WEST 3020 (REI)** **Agent Comments**

 3  2  1

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 29/04/2020  
**Property Type:** House



**13 Florence PI SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 4  2  2

**Price:** \$645,000  
**Method:** Private Sale  
**Date:** 14/02/2020  
**Property Type:** Townhouse (Single)