## 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

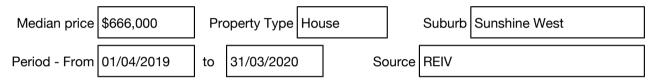
5 Federation Way, Sunshine West Vic 3020

#### Indicative selling price

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	e meaning	e meaning of this price	e meaning of this price see consumer.vid	e meaning of this price see consumer.vic.gov.au/unc	e meaning of this price see consumer.vic.gov.au/underquoting

Single price \$665,000

#### Median sale price



#### 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 PI 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









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)



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



84 Gresham Way SUNSHINE WEST 3020 (REI) Agent Comments



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



13 Florence PI SUNSHINE WEST 3020 (REI)



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

Account - Barry Plant | P: 03 8326 8888



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.

Agent Comments

Agent Comments