

STATEMENT OF INFORMATION

22 LORNA CRESCENT, SUNSHINE WEST, VIC 3020

PREPARED BY BRENDA NGAN, BORAN REAL ESTATE, PHONE: 0435152545

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



22 LORNA CRESCENT, SUNSHINE WEST,  **3**  **2**  **2**

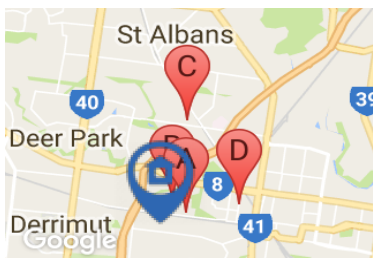
Indicative Selling Price

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

\$840,000 to \$920,000

Provided by: Brenda Ngan, Boran Real Estate

SUBURB MEDIAN



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (House)

\$530,000

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



26 SUSPENSION ST, ARDEER, VIC 3022

 **3**  **1**  **1**

Sale Price

***\$731,000**

Sale Date: 08/04/2017

Distance from Property: 738m



44 BLANCHE ST, ARDEER, VIC 3022

 **3**  **1**  **1**

Sale Price

\$707,000

Sale Date: 26/11/2016

Distance from Property: 747m



10 LIMA ST, ST ALBANS, VIC 3021

 **3**  **1**  **1**

Sale Price

***\$788,000**

Sale Date: 04/03/2017

Distance from Property: 3.1km



This report has been compiled on 12/05/2017 by Boran Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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60 SYDNEY ST, ALBION, VIC 3020

 3  1  1

Sale Price

***\$720,000**

Sale Date: 10/12/2016

Distance from Property: 2.1km



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

22 LORNA CRESCENT, SUNSHINE WEST, VIC 3020

Indicative selling price

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

Single Price / Range

\$840,000 to \$920,000

Median sale price

Median price

\$530,000

House

X

Unit

Suburb

SUNSHINE WEST

Period

01 April 2016 to 31 March 2017

Source

pricfinder

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
26 SUSPENSION ST, ARDEER, VIC 3022	*\$731,000	08/04/2017
44 BLANCHE ST, ARDEER, VIC 3022	\$707,000	26/11/2016
10 LIMA ST, ST ALBANS, VIC 3021	*\$788,000	04/03/2017
60 SYDNEY ST, ALBION, VIC 3020	*\$720,000	10/12/2016