

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

27 Fairbairn Road, Sunshine West Vic 3020

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$655,000 Property Type House Suburb Sunshine West

Period - From 01/01/2019 to 31/12/2019 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	30 Lachlan Rd SUNSHINE WEST 3020	\$605,000	01/02/2020
2	1 Valentine Cr SUNSHINE WEST 3020	\$600,000	14/12/2019
3	86 Learmonth Cr SUNSHINE WEST 3020	\$590,000	26/10/2019

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:

22/02/2020 14:16



Indicative Selling Price
\$590,000 - \$640,000
Median House Price
Year ending December 2019: \$655,000

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