

20 Mccoubrie Avenue, Sunshine West Vic 3020



 3  - 

Rooms:
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$530,000 - \$583,000
Median House Price
 June quarter 2017: \$685,000

Comparable Properties



27 Buckingham Cr SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$551,000
Method: Auction Sale
Date: 08/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 613 sqm approx



25 Rautman Cr SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  3

Price: \$550,000
Method: Auction Sale
Date: 11/03/2017
Rooms: -
Property Type: House



27 Warmington Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  2

Price: \$530,000
Method: Auction Sale
Date: 08/04/2017
Rooms: -
Property Type: House (Res)

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

20 Mccoubrie Avenue, Sunshine West Vic 3020

Indicative selling price

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

Range between \$530,000 & \$583,000

Median sale price

Median price \$685,000 House ☒ Unit ☐ Suburb Sunshine West

Period - From 01/04/2017 to 30/06/2017 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	27 Buckingham Cr SUNSHINE WEST 3020	\$551,000	08/07/2017
2	25 Rautman Cr SUNSHINE WEST 3020	\$550,000	11/03/2017
3	27 Warmington Rd SUNSHINE WEST 3020	\$530,000	08/04/2017

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.~~