

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



216 SUNSHINE AVENUE, KEALBA, VIC







Indicative Selling Price

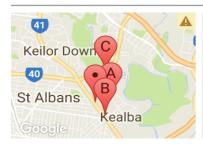
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$500,000 to \$550,000

Provided by: Vikas Kumar, Barry Plant Caroline Springs

MEDIAN SALE PRICE



KEALBA, VIC, 3021

Suburb Median Sale Price (House)

\$515,000

01 July 2016 to 30 June 2017

Provided by: pricefinder

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.



13 LEAVESDON AVE, KEALBA, VIC 3021







Sale Price

\$513,000

Sale Date: 31/03/2017

Distance from Property: 409m





166 SUNSHINE AVE, KEALBA, VIC 3021









Sale Price

\$552,500

Sale Date: 04/03/2017

Distance from Property: 468m





23 ROWAN DR, KEALBA, VIC 3021







Sale Price

\$507,000

Sale Date: 27/02/2017

Distance from Property: 867m



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	216 SUNSHINE AVENUE, KEALBA, VIC 3021
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Indicative selling price

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

Price Range: \$500,000 to \$550,000

Median sale price

Median price	\$515,000	House	Unit	Suburb	KEALBA
Period	01 July 2016 to 30 June 2017		Source	p	ricefinder

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
13 LEAVESDON AVE, KEALBA, VIC 3021	\$513,000	31/03/2017
166 SUNSHINE AVE, KEALBA, VIC 3021	\$552,500	04/03/2017
23 ROWAN DR, KEALBA, VIC 3021	\$507,000	27/02/2017

