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

29 Sheldon Place, Sunshine West Vic 3020

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	en \$600,000		&		\$650,000			
Median sale price								
Median price	\$666,000	Property Type		House			Suburb	Sunshine West
Period - From	01/04/2019	to	31/03/2020)	So	urce	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	4a Young St SUNSHINE WEST 3020	\$650,000	04/01/2020
2	4b Young St SUNSHINE WEST 3020	\$650,000	04/01/2020
3	8 Sarah St SUNSHINE WEST 3020	\$590,000	30/01/2020

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:

22/06/2020 15:26









Property Type: Land Land Size: 182 sqm approx Agent Comments Indicative Selling Price \$600,000 - \$650,000 Median House Price Year ending March 2020: \$666,000

Comparable Properties

4a Young St SUNSHINE WEST 3020 (REI) 3 4 2 4 1	Agent Comments		
Price: \$650,000 Method: Private Sale Date: 04/01/2020 Property Type: Townhouse (Single)			
4b Young St SUNSHINE WEST 3020 (REI) 3 2 -	Agent Comments		
Price: \$650,000 Method: Private Sale Date: 04/01/2020 Property Type: Townhouse (Single)			



8 Sarah St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$590,000 Method: Private Sale Date: 30/01/2020 Property Type: Townhouse (Res)

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.