

## 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 Buckingham Crescent, Sunshine West Vic 3020

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000

&

\$580,000

#### Median sale price

Median price \$555,000

House

X

Suburb

Sunshine West

Period - From 01/04/2016

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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 |
|-------------------------------------|-----------|--------------|
| 14 Prescott St SUNSHINE WEST 3020   | \$560,000 | 25/03/2017   |
| 25 Rautman Cr SUNSHINE WEST 3020    | \$550,000 | 11/03/2017   |
| 27 Warmington Rd SUNSHINE WEST 3020 | \$530,000 | 08/04/2017   |

## 27 Buckingham Crescent, Sunshine West Vic 3020



 3  1  2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 613 sqm  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$580,000  
**Median House Price**  
Year ending March 2017: \$555,000

## Comparable Properties



14 Prescott St SUNSHINE WEST 3020 (REI)

**Agent Comments**

 3  1  1

**Price:** \$560,000  
**Method:** Auction Sale  
**Date:** 25/03/2017  
**Rooms:** -  
**Property Type:** House



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)