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STATEMENT OF INFORMATION

Prepared on 06 Jul 2018

HOUSE Offered for Sale

85 Nicholson Parade Sunshine West VIC 3020

3 3 1

Indicative Selling Price

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

Range between \$600,000 & \$630,000

Median Sale Price

\$660,000 Houses in Sunshine west between Jul 2017 - Jun 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



85A Nicholson Parade Sunshine West VIC 3020

3 3 1

Sold Price **\$600,000** Sold Date **25-Jan-18**

Distance **0.01km**



13 Ingram Avenue Sunshine West VIC 3020

3 1 2

Sold Price **\$620,000** Sold Date **24-Apr-18**

Distance **0.2km**



21A Gum Street Sunshine West VIC 3020

3 2 1

Sold Price **\$660,000** Sold Date **16-Jun-18**

Distance **0.86km**

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