

# 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

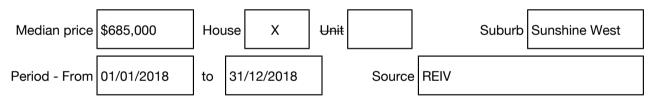
3 32 Roberts Crescent, Sunshine West Vic 3020 3 9

# Indicative selling price

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

| Range between \$530,000 | & | \$560,000 |
|-------------------------|---|-----------|
|-------------------------|---|-----------|

# Median sale price



# 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.

| Ade | dress of comparable property       | Price     | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1   | 8 Maloney St SUNSHINE WEST 3020    | \$570,000 | 24/11/2018   |
| 2   | 39 Felstead Av SUNSHINE WEST 3020  | \$510,000 | 16/11/2018   |
| 3   | 45 Learmonth Cr SUNSHINE WEST 3020 |           | 13/08/2018   |

#### 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.

# Account - Barry Plant | P: 03 8326 8888

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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.







Rooms: Property Type: House (Res) Land Size: 596 sqm approx Agent Comments Indicative Selling Price \$530,000 - \$560,000 Median House Price Year ending December 2018: \$685,000

# **Comparable Properties**



8 Maloney St SUNSHINE WEST 3020 (REI)

39 Felstead Av SUNSHINE WEST 3020 (REI)



Price: \$570,000 Method: Auction Sale Date: 24/11/2018 Rooms: -Property Type: House Land Size: 624 sqm approx

Agent Comments

Agent Comments



Price: \$510,000 Method: Private Sale Date: 16/11/2018 Rooms: -Property Type: House (Res)



45 Learmonth Cr SUNSHINE WEST 3020 (REI) Agent Comments



Sold for \$535,000

Price: Method: Private Sale Date: 13/08/2018 Rooms: 4 Property Type: House

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