

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	32 Roberts Crescent, Sunshine West Vic 3020
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Indicative selling price

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

Range between	\$530,000	&	\$560,000
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Median sale price

Median price	\$685,000	House	X	Unit		Suburb	Sunshine West
Period - From	01/01/2018	to	31/12/2018	Source	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	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.



 4  1  0

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)

Agent Comments

 3  1  2

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

39 Felstead Av SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

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



45 Learmonth Cr SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Sold for \$535,000

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