

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

69 Callaway Boulevard, Sunshine West Vic 3020

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$780,000 Property Type House Suburb Sunshine West

Period - From 01/10/2021 to 31/12/2021 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 Parry Dr SUNSHINE WEST 3020	\$735,000	05/12/2021
2	12 Valletta St SUNSHINE WEST 3020	\$721,000	11/12/2021
3	4 Gayle Cl SUNSHINE WEST 3020	\$695,000	23/10/2021

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:

11/02/2022 15:00



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 232 sqm approx

Agent Comments

Indicative Selling Price

\$690,000 - \$750,000

Median House Price

December quarter 2021: \$780,000

Comparable Properties



8 Parry Dr SUNSHINE WEST 3020 (REI)

Agent Comments

3 2 2

Price: \$735,000

Method: Sold Before Auction

Date: 05/12/2021

Property Type: Townhouse (Res)



12 Valletta St SUNSHINE WEST 3020 (REI)

Agent Comments

4 2 2

Price: \$721,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)



4 Gayle Ct SUNSHINE WEST 3020 (REI/VG)

Agent Comments

4 3 2

Price: \$695,000

Method: Auction Sale

Date: 23/10/2021

Property Type: Townhouse (Res)

Land Size: 240 sqm approx