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	4 Hensbergh Place, Sunshine West Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between \$490,000	&	\$520,000
-------------------------	---	-----------

Median sale price

Median price	\$516,250	Pro	perty Type	Init]	Suburb	Sunshine West
Period - From	01/10/2018	to	30/09/2019	So	ource	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

Address of comparable property		Price	Date of sale
1	1/7 Sophia St SUNSHINE WEST 3020	\$530,000	28/11/2019
2	87 Callaway Blvd SUNSHINE WEST 3020	\$517,500	28/08/2019
3	113 David Dr SUNSHINE WEST 3020	\$460,000	14/08/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	09/01/2020 10:23







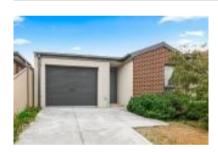


Rooms: 4

Property Type: Unit Agent Comments

Indicative Selling Price \$490,000 - \$520,000 **Median Unit Price** Year ending September 2019: \$516,250

Comparable Properties



1/7 Sophia St SUNSHINE WEST 3020 (REI)

-3





Price: \$530,000 Method: Private Sale Date: 28/11/2019

Property Type: House (Res)

Agent Comments

87 Callaway Blvd SUNSHINE WEST 3020 (REI) Agent Comments





Price: \$517,500 Method: Private Sale Date: 28/08/2019

Property Type: Townhouse (Res) Land Size: 187 sqm approx



113 David Dr SUNSHINE WEST 3020 (REI)





Price: \$460,000 Method: Private Sale Date: 14/08/2019

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 8326 8888



