

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

4 Hensbergh Place, Sunshine West Vic 3020

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 Property Type Unit Suburb Sunshine West

Period - From 01/10/2018 to 30/09/2019 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	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 comparable properties 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



 2  2  2

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)

Agent Comments

 3  2  1

Price: \$530,000

Method: Private Sale

Date: 28/11/2019

Property Type: House (Res)

87 Callaway Blvd SUNSHINE WEST 3020 (REI)

Agent Comments

 3  2  1

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)

Agent Comments

 3  2  1

Price: \$460,000

Method: Private Sale

Date: 14/08/2019

Property Type: Townhouse (Res)