

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

9 Armstrong Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$980,000 & \$1,070,000

Median sale price

Median price \$685,000 House X Unit Suburb Sunshine West

Period - From 01/04/2017 to 30/06/2017 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	7 Pizzey St SUNSHINE 3020	\$1,255,000	26/06/2017
2	81 Parsons St SUNSHINE 3020	\$1,070,000	27/05/2017
3	40 Ridley St ALBION 3020	\$905,000	02/09/2017

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  2  2

Rooms:

Property Type: Land (Res)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,070,000

Median House Price

June quarter 2017: \$685,000

Comparable Properties

7 Pizzev St SUNSHINE 3020 (REI)

Agent Comments

 3  2  2

Price: \$1,255,000

Method: Private Sale

Date: 26/06/2017

Rooms: -

Property Type: House

Land Size: 1000 sqm approx



81 Parsons St SUNSHINE 3020 (REI)

Agent Comments

 3  2  1

Price: \$1,070,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 573 sqm approx



40 Ridley St ALBION 3020 (REI)

Agent Comments

 5  2  3

Price: \$905,000

Method: Auction Sale

Date: 02/09/2017

Rooms: 7

Property Type: House (Res)

Land Size: 732 sqm approx