

# STATEMENT OF INFORMATION

21/7 PENGELLY COURT, SUNSHINE, VIC 3020 PREPARED BY CAMERON PARKER, IAN REID VENDOR ADVOCACTES



### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 21/7 PENGELLY COURT, SUNSHINE, VIC 🕮 1 🕒 1 🚓 1







**Indicative Selling Price** 

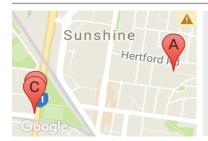
For the meaning of this price see consumer.vic.au/underquoting

**Price Range:** 

175,000 to 190,000

Provided by: Cameron Parker, Ian Reid Vendor Advocactes

### **MEDIAN SALE PRICE**



## SUNSHINE, VIC, 3020

**Suburb Median Sale Price (Unit)** 

\$350,000

01 July 2017 to 31 December 2017

Provided by: **pricefinder** 

### **COMPARABLE PROPERTIES**

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.



14/7 PENGELLY CRT, SUNSHINE, VIC 3020







Sale Price

\$215,000

Sale Date: 23/10/2017

Distance from Property: 0m













\$210,000

Sale Date: 05/11/2017

Distance from Property: 943m





4/117 ANDERSON RD, ALBION, VIC 3020







**Sale Price** 

\*\$180,000

Sale Date: 06/09/2017

Distance from Property: 959m



# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

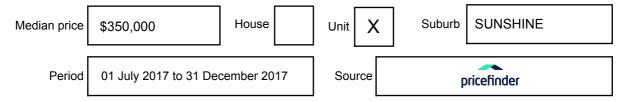
Address Including suburb and postcode	21/7 PENGELLY COURT, SUNSHINE, VIC 3020
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### Indicative selling price

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

Price Range: 175,000 to 190,000

### Median sale price



### Comparable property sales

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
14/7 PENGELLY CRT, SUNSHINE, VIC 3020	\$215,000	23/10/2017
1/121 ANDERSON RD, ALBION, VIC 3020	\$210,000	05/11/2017
4/117 ANDERSON RD, ALBION, VIC 3020	*\$180,000	06/09/2017