



STATEMENT OF INFORMATION

21/7 PENGELLY COURT, SUNSHINE, VIC 3020

PREPARED BY CAMERON PARKER, IAN REID VENDOR ADVOCATES

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 Advocates

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

1 1 1

Sale Price

\$215,000

Sale Date: 23/10/2017

Distance from Property: 0m



1/121 ANDERSON RD, ALBION, VIC 3020

1 1 1

Sale Price

\$210,000

Sale Date: 05/11/2017

Distance from Property: 943m



4/117 ANDERSON RD, ALBION, VIC 3020

1 1 1

Sale Price

***\$180,000**

Sale Date: 06/09/2017

Distance from Property: 959m



This report has been compiled on 21/02/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

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

Median price

\$350,000

House

Unit

X

Suburb

SUNSHINE

Period

01 July 2017 to 31 December 2017

Source



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