

Statement of Information

Sections 47AF of the Estate Agents Act 1980

21 Diosma Avenue, SUNSHINE WEST 3020

Indicative selling price

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

Range \$690,000 - \$740,000

Median sale price

Median **House** for **SUNSHINE WEST** for period **Feb 2017 - Jan 2018**

Sourced from **Corelogic**.

\$615,000

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 the most comparable to the property for sale.

149 Hall Street,
Sunshine West 3020

Price \$765,000 Sold 14
October 2017

249 Glengala Road,
Sunshine West 3020

Price \$705,000 Sold 24 June
2017

243 Wright Street,
Sunshine West 3020

Price \$685,000 Sold 16
December 2017

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Corelogic.

House



4 beds



2 baths



6 parking

YPA Estate Agents Derrimut

9/20 Mt Derrimut Rd,
Derrimut VIC 3030

Contact agents



Enza Rossitto

03 8390 0699

0401 387667

enzar@ypa.com.au



Sandeep Bharti

03 8390 0699

0426 821 273

sandyp@ypa.com.au

