

# 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

3 Corella Road, Sunshine West Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$600,000

### Median sale price

Median price \$666,000 Property Type House Suburb Sunshine West

Period - From 01/04/2019 to 31/03/2020 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 Valentine Cr SUNSHINE WEST 3020    | \$600,000 | 14/12/2019   |
| 2 | 13 Pickersgill Av SUNSHINE WEST 3020 | \$560,000 | 05/12/2019   |
| 3 | 35 Callaway Blvd SUNSHINE WEST 3020  | \$525,000 | 24/12/2019   |

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:

01/06/2020 10:52



 3  1  2

**Property Type:** House  
**Land Size:** 540 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median House Price**  
Year ending March 2020: \$666,000

## Comparable Properties



**1 Valentine Cr SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** House (Res)



**13 Pickersgill Av SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$560,000  
**Method:** Sold Before Auction  
**Date:** 05/12/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 595 sqm approx

**35 Callaway Blvd SUNSHINE WEST 3020 (REI)**

**Agent Comments**

 3  2  1

**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 24/12/2019  
**Rooms:** 5  
**Property Type:** House (Res)