

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

27 Mayne Street, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$750,000

&

\$790,000

Median sale price

Median price

\$595,000

House

X

Unit

Suburb

Sunshine West

Period - From

01/07/2016

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	55 Mayne St SUNSHINE WEST 3020	\$787,000	10/06/2017
2	38 Collenso St SUNSHINE WEST 3020	\$765,000	01/07/2017
3	10 Mayne St SUNSHINE WEST 3020	\$713,500	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.~~



 3  1 

Rooms:
Property Type: House
Land Size: 742 sqm approx
Agent Comments

Indicative Selling Price
 \$750,000 - \$790,000
Median House Price
 Year ending June 2017: \$595,000

Comparable Properties



55 Mayne St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  3

Price: \$787,000
Method: Auction Sale
Date: 10/06/2017
Rooms: 4
Property Type: House (Res)
Land Size: 745 sqm approx

38 Collenso St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$765,000
Method: Auction Sale
Date: 01/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 690 sqm approx



10 Mayne St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$713,500
Method: Auction Sale
Date: 02/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 530 sqm approx