

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

2a Daley Street, Sunshine West Vic 3020

Indicative selling price

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

Single price

\$669,000

Median sale price

Median price

\$646,500

Property Type

House

Suburb

Sunshine West

Period - From

01/10/2018

to

30/09/2019

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 | 108 Glengala Rd SUNSHINE WEST 3020 | \$660,000 | 24/08/2019 |
| 2 | 111 Glengala Rd SUNSHINE WEST 3020 | \$655,000 | 27/07/2019 |
| 3 | 37 Kosky St SUNSHINE WEST 3020 | \$650,000 | 12/10/2019 |

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:

18/11/2019 10:32



 3  2  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$669,000

Median House Price

Year ending September 2019: \$646,500

Comparable Properties



108 Glengala Rd SUNSHINE WEST 3020 (REI) Agent Comments

 3  1  1

Price: \$660,000

Method: Auction Sale

Date: 24/08/2019

Property Type: House (Res)



111 Glengala Rd SUNSHINE WEST 3020 (REI) Agent Comments

 2  1  2

Price: \$655,000

Method: Private Sale

Date: 27/07/2019

Property Type: House

Land Size: 697 sqm approx

37 Kosky St SUNSHINE WEST 3020 (REI) Agent Comments

 3  1  3

Price: \$650,000

Method: Auction Sale

Date: 12/10/2019

Property Type: House (Res)

Land Size: 534 sqm approx