

## 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 Gresham Way, 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 \$680,000 & \$730,000

#### Median sale price

Median price \$639,000 House X Unit Suburb Sunshine West

Period - From 01/01/2019 to 31/03/2019 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	10 Sarah St SUNSHINE WEST 3020	\$745,000	04/05/2019
2	30 Yaralla Cr SUNSHINE WEST 3020	\$730,000	15/12/2018
3	7 Kosa Av SUNSHINE WEST 3020	\$680,000	17/12/2018

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.



 4    2    2

**Rooms:**  
**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$680,000 - \$730,000  
**Median House Price**  
March quarter 2019: \$639,000

## Comparable Properties



**10 Sarah St SUNSHINE WEST 3020 (REI)**

Agent Comments

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**Price:** \$745,000  
**Method:** Sold Before Auction  
**Date:** 04/05/2019  
**Rooms:** -  
**Property Type:** House (Res)



**30 Yaralla Cr SUNSHINE WEST 3020 (REI)**

Agent Comments

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**Price:** \$730,000  
**Method:** Auction Sale  
**Date:** 15/12/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 542 sqm approx



**7 Kosa Av SUNSHINE WEST 3020 (REI)**

Agent Comments

 5    3    2

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 17/12/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 576 sqm approx