

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

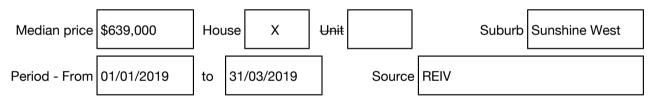
3 Gresham Way, Sunshine West Vic 3020

Indicative selling price

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

Range between	\$680,000	&	\$730,000

Median sale price



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.

Account - Barry Plant | P: 03 8326 8888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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)

30 Yaralla Cr SUNSHINE WEST 3020 (REI)

2

2



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



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

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7 Kosa Av SUNSHINE WEST 3020 (REI)



Agent Comments

Agent Comments



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

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