

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	4 Gregory Street, Sunshine West Vic 3020
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Indicative selling price

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

Range between	\$650,000	&	\$700,000
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Median sale price

Median price	\$645,000	House	X	Unit		Suburb	Sunshine West
Period - From	01/07/2018	to	30/06/2019	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	22 Lachlan Rd SUNSHINE WEST 3020	\$685,000	20/07/2019
2	22 Korowa St SUNSHINE WEST 3020	\$678,000	15/03/2019
3	9 Chandler St SUNSHINE WEST 3020	\$642,000	11/05/2019

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.



 3  1  1

Rooms:
Property Type: House
Land Size: Approx.540 sqm
approx
Agent Comments

Indicative Selling Price
\$650,000 - \$700,000
Median House Price
Year ending June 2019: \$645,000

Comparable Properties

22 Lachlan Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  4

Price: \$685,000
Method: Auction Sale
Date: 20/07/2019
Rooms: -
Property Type: House (Res)

22 Korowa St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  2

Price: \$678,000
Method: Sold Before Auction
Date: 15/03/2019
Rooms: -
Property Type: House (Res)



9 Chandler St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  2

Price: \$642,000
Method: Auction Sale
Date: 11/05/2019
Rooms: -
Property Type: House (Res)