

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	27 Learmonth Crescent, Sunshine West Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$500,000	&	\$550,000
		i l	

Median sale price

Median price	\$695,500	Hou	use X	Unit		S	Suburb	Sunshine West
Period - From	01/04/2017	to	31/03/2018		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.

Ad	dress of comparable property	Price	Date of sale
1	49 Felstead Av SUNSHINE WEST 3020	\$595,000	30/04/2018
2	8 Marchant Cr SUNSHINE WEST 3020	\$578,000	23/01/2018
3	16 Ryder St SUNSHINE WEST 3020	\$530,000	04/04/2018

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.

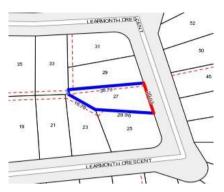






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Rooms: 5

Property Type: House (Res) Land Size: 570 sqm approx

Agent Comments

Indicative Selling Price \$500,000 - \$550,000 **Median House Price** Year ending March 2018: \$695,500

Both Marchant Crescent and Felstead Avenue are larger allotments and in better condition.

Comparable Properties

49 Felstead Av SUNSHINE WEST 3020 (REI)

--- 3

Price: \$595,000 Method: Private Sale Date: 30/04/2018

Rooms: -

Property Type: House (Res) Land Size: 666 sqm approx

Agent Comments

8 Marchant Cr SUNSHINE WEST 3020 (REI)

3

Price: \$578.000 Method: Private Sale Date: 23/01/2018

Rooms: -

Property Type: House (Res) Land Size: 620 sqm approx Agent Comments

16 Ryder St SUNSHINE WEST 3020 (REI)

--- 3

Price: \$530,000 Method: Private Sale Date: 04/04/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 8326 8888





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