

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 27 Learmonth Crescent, Sunshine West Vic 3020

Indicative selling price

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

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

Median sale price

Median price \$695,500 House X Unit 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.

	Address 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.



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)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 30/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 666 sqm approx

8 Marchant Cr SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$578,000
Method: Private Sale
Date: 23/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 620 sqm approx



16 Ryder St SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$530,000
Method: Private Sale
Date: 04/04/2018
Rooms: -
Property Type: Townhouse (Res)