

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 19 Champa Road, Sunshine West

Indicative selling price

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

Range of between \$ 580,000 & \$ 635,000

Median sale price

Median House price \$ 695,000

Suburb Sunshine West

Period - From 01/04/2017 to 09/04/2018

Source Realestate.com.au

Comparable property sales

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
32 Kosa Avenue Sunshine West VIC 3020	\$ 532,500	10/04/2018
12 Luzon Way Sunshine West VIC 3020	\$ 615,000	10/12/2017
10 Lovegrove Avenue Sunshine West VIC 3020	\$ 512,500	10/11/2017