

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

71 Hall Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$590,000

&

\$640,000

Median sale price

Median price \$645,000

Property Type House

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	9 Chandler St SUNSHINE WEST 3020	\$642,000	11/05/2019
2	8 Pinaroo Av SUNSHINE WEST 3020	\$600,000	29/06/2019
3	179 Ridgeway Pde SUNSHINE WEST 3020	\$581,000	06/04/2019

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.~~

This Statement of Information was prepared on:

17/09/2019 13:52



 3  1  1

Property Type: House
Land Size: Approx. 620 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median House Price
Year ending June 2019: \$645,000

Comparable Properties



9 Chandler St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  2

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



8 Pinaroo Av SUNSHINE WEST 3020 (REI)

Agent Comments

 3  2  2

Price: \$600,000
Method: Auction Sale
Date: 29/06/2019
Property Type: House (Res)

179 Ridgeway Pde SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$581,000
Method: Auction Sale
Date: 06/04/2019
Property Type: House (Res)
Land Size: 630 sqm approx