

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 22 Killara Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$685,000

House

X

Unit

Suburb Sunshine West

Period - From 01/01/2017

to

31/12/2017

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	207 Glengala Rd SUNSHINE WEST 3020	\$740,000	11/11/2017
2	12 Mayne St SUNSHINE WEST 3020	\$730,000	16/12/2017
3	12 Dalpura Dr SUNSHINE WEST 3020	\$695,000	25/11/2017

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:
Property Type: House
Agent Comments

Indicative Selling Price
 \$700,000 - \$770,000
Median House Price
 Year ending December 2017: \$685,000

Comparable Properties



207 Glengala Rd SUNSHINE WEST 3020 (REI) **Agent Comments**



Price: \$740,000
Method: Auction Sale
Date: 11/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx

12 Mayne St SUNSHINE WEST 3020 (REI) **Agent Comments**



Price: \$730,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House
Land Size: 677 sqm approx

12 Dalpura Dr SUNSHINE WEST 3020 (REI) **Agent Comments**



Price: \$695,000
Method: Auction Sale
Date: 25/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 535 sqm approx