

# 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

87 Allison Street, Sunshine West Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$700,000

&

\$750,000

### Median sale price

Median price

\$655,000

Property Type

House

Suburb

Sunshine West

Period - From

01/01/2019

to

31/12/2019

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	46 Allison St SUNSHINE WEST 3020	\$780,000	07/12/2019
2	29 Arnold St SUNSHINE WEST 3020	\$727,000	14/12/2019
3	18 Frank St SUNSHINE WEST 3020	\$695,000	26/10/2019

**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:

04/03/2020 13:31



 4  2  1

**Property Type:** House (Res)  
**Land Size:** approx. 698 sqm  
approx  
**Agent Comments**

**Indicative Selling Price**  
\$700,000 - \$750,000  
**Median House Price**  
Year ending December 2019: \$655,000

## Comparable Properties

### 46 Allison St SUNSHINE WEST 3020 (REI)

**Agent Comments**

 4  2  -

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 07/12/2019  
**Property Type:** House



### 29 Arnold St SUNSHINE WEST 3020 (REI)

**Agent Comments**

 3  1  1

**Price:** \$727,000  
**Method:** Auction Sale  
**Date:** 14/12/2019  
**Property Type:** House (Res)



### 18 Frank St SUNSHINE WEST 3020 (REI)

**Agent Comments**

 3  1  4

**Price:** \$695,000  
**Method:** Auction Sale  
**Date:** 26/10/2019  
**Property Type:** House (Res)