

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



8 MARCHANT CRESCENT, SUNSHINE

3 1 3

Indicative Selling Price

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

Price Range: **\$550,000 to \$600,000**

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (House)

\$650,000

01 April 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



45 FELSTEAD AVE, SUNSHINE WEST, VIC 3020

3 1 2

Sale Price

***\$590,000**

Sale Date: 11/11/2017

Distance from Property: 610m



23 FELSTEAD AVE, SUNSHINE WEST, VIC 3020

3 1 1

Sale Price

***\$590,000**

Sale Date: 14/10/2017

Distance from Property: 462m



74 TALINTYRE RD, SUNSHINE WEST, VIC 3020

3 1 2

Sale Price

***\$615,000**

Sale Date: 09/10/2017

Distance from Property: 396m



This report has been compiled on 28/11/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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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

8 MARCHANT CRESCENT, SUNSHINE WEST, VIC 3020

Indicative selling price

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

Price Range:

\$550,000 to \$600,000

Median sale price

Median price

\$650,000

House

X

Unit


Suburb

SUNSHINE WEST

Period

01 April 2017 to 30 September 2017

Source



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
45 FELSTEAD AVE, SUNSHINE WEST, VIC 3020	*\$590,000	11/11/2017
23 FELSTEAD AVE, SUNSHINE WEST, VIC 3020	*\$590,000	14/10/2017
74 TALINTYRE RD, SUNSHINE WEST, VIC 3020	*\$615,000	09/10/2017