

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

1/26 Mailey Street, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$400,000

&

\$430,000

Median sale price

Median price

\$565,500

Property Type

Unit

Suburb

Sunshine West

Period - From

01/10/2019

to

30/09/2020

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	4/517 Ballarat Rd ALBION 3020	\$435,000	21/07/2020
2	2/26 Mailey St SUNSHINE WEST 3020	\$385,000	03/06/2020
3	1/3 King Edward Av ALBION 3020	\$370,000	15/06/2020

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:

13/10/2020 11:46



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$400,000 - \$430,000

Median Unit Price

Year ending September 2020: \$565,500

Comparable Properties

4/517 Ballarat Rd ALBION 3020 (REI)

Agent Comments

 2  2  1

Price: \$435,000

Method: Private Sale

Date: 21/07/2020

Property Type: Townhouse (Res)



2/26 Mailey St SUNSHINE WEST 3020 (REI)

Agent Comments

 2  1  1

Price: \$385,000

Method: Private Sale

Date: 03/06/2020

Property Type: Unit



1/3 King Edward Av ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$370,000

Method: Private Sale

Date: 15/06/2020

Property Type: Unit