



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 29 Mar 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2 Lauren Lane Sunshine West VIC 3020

3 2 2

Indicative Selling Price

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

Range between \$530,000 & \$580,000

Median Sale Price

\$620,000 Houses in Sunshine west between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



6 Sheryn Street Derrimut VIC 3026 Sold Price **\$557,000** Sold Date **23-Nov-18**

3 2 2

Distance **1.75km**



14 Gosford Gardens Derrimut VIC 3026 Sold Price **\$570,000** Sold Date **10-Dec-18**

3 2 2

Distance **1.87km**



1 Gosford Gardens Derrimut VIC 3026 Sold Price **\$560,000** Sold Date **23-Jan-19**

3 2 2

Distance **1.9km**

RS = Recent sale UN = Undisclosed Sale

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