

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

84 Gresham Way, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$630,000

&

\$690,000

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	2a Daley St SUNSHINE WEST 3020	\$655,500	03/02/2020
2	4a Young St SUNSHINE WEST 3020	\$650,000	04/01/2020
3	4b Young St SUNSHINE WEST 3020	\$650,000	04/01/2020

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:

04/03/2020 15:35



 3  2  1

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$630,000 - \$690,000

Median House Price

Year ending December 2019: \$655,000

Comparable Properties



2a Daley St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  2  1

Price: \$655,500

Method: Private Sale

Date: 03/02/2020

Property Type: House

4a Young St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  2  1

Price: \$650,000

Method: Private Sale

Date: 04/01/2020

Property Type: Townhouse (Single)

4b Young St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  2  -

Price: \$650,000

Method: Private Sale

Date: 04/01/2020

Property Type: Townhouse (Single)