

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

13 Wendy Way, Sunshine West Vic 3020

Indicative selling price

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

Range between \$600,000 & \$650,000

Median sale price

Median price \$666,000 Property Type House Suburb Sunshine West

Period - From 01/04/2019 to 31/03/2020 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 | 2a Daley St SUNSHINE WEST 3020 | \$655,500 | 03/02/2020 |
| 2 | 7 Stanbury Ct SUNSHINE WEST 3020 | \$632,500 | 28/02/2020 |
| 3 | 1 Valentine Cr SUNSHINE WEST 3020 | \$600,000 | 14/12/2019 |

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:

23/04/2020 10:19



 4  1  2

Property Type: House (Res)

Land Size: 595 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$650,000

Median House Price

Year ending March 2020: \$666,000

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



7 Stanbury Ct SUNSHINE WEST 3020 (REI)

Agent Comments

 4  1  2

Price: \$632,500

Method: Private Sale

Date: 28/02/2020

Property Type: House (Res)



1 Valentine Cr SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  -

Price: \$600,000

Method: Auction Sale

Date: 14/12/2019

Property Type: House (Res)