

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

70 Lachlan Road, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$580,000

&

\$610,000

Median sale price

Median price

\$667,500

House

X

Unit

Suburb

Sunshine West

Period - From

01/04/2018

to

31/03/2019

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	3 Sanders Av SUNSHINE WEST 3020	\$615,000	25/01/2019
2	179 Ridgeway Pde SUNSHINE WEST 3020	\$581,000	06/04/2019
3	6 Dresden Way SUNSHINE WEST 3020	\$575,000	01/01/2019

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.



 3  1  2

Rooms: 5
Property Type: House (Res)
Land Size: 680 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$610,000
Median House Price
Year ending March 2019: \$667,500

Comparable Properties



3 Sanders Av SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  3

Price: \$615,000
Method: Private Sale
Date: 25/01/2019
Rooms: 5
Property Type: House

179 Ridgeway Pde SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$581,000
Method: Auction Sale
Date: 06/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 630 sqm approx



6 Dresden Way SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$575,000
Method: Private Sale
Date: 01/01/2019
Rooms: -
Property Type: House