

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

1/30 Sunrise Drive, Sunshine West Vic 3020

Indicative selling price

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

Range between \$410,000

&

\$451,000

Median sale price

Median price \$407,000

Unit

X

Suburb

Sunshine West

Period - From 01/04/2016

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two 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.

Address of comparable property	Price	Date of sale
8/39 Fraser St SUNSHINE 3020	\$425,000	01/04/2017
2/3 Gum St SUNSHINE WEST 3020	\$391,000	18/03/2017
3/23 Arnold St SUNSHINE WEST 3020	\$440,000	14/03/2017

1/30 Sunrise Drive, Sunshine West Vic 3020



 3  2  2

Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Land Size:
Agent Comments

Indicative Selling Price
\$410,000 - \$451,000
Median Unit Price
Year ending March 2017: \$407,000

Comparable Properties



8/39 Fraser St SUNSHINE 3020 (REI)

Agent Comments

 2  1  2

Price: \$425,000
Method: Auction Sale
Date: 01/04/2017
Rooms: -
Property Type: Unit
Land Size:



2/3 Gum St SUNSHINE WEST 3020 (REI)

Agent Comments

 2  1  1

Price: \$391,000
Method: Private Sale
Date: 18/03/2017
Rooms: -
Property Type: Unit
Land Size:



3/23 Arnold St SUNSHINE WEST 3020 (REI)

Agent Comments

 2  1  1

Price: \$440,000
Method: Auction Sale
Date: 14/03/2017
Rooms: -
Property Type: Unit
Land Size: