

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

2/13 Marcia Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$530,000 & \$560,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Sunshine West

Period - From 01/01/2020 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	4/6 Lorraine Ct SUNSHINE 3020	\$570,000	27/04/2020
2	2/18 Perth Av ALBION 3020	\$545,000	04/05/2020
3	3/10 Maylands St ALBION 3020	\$520,000	30/04/2020

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:

29/05/2020 13:12



 3  1  1

Property Type:
Agent Comments

Indicative Selling Price
\$530,000 - \$560,000
Median Unit Price
March quarter 2020: \$590,000

Comparable Properties

4/6 Lorraine Ct SUNSHINE 3020 (REI)

Agent Comments

 2  2  1

Price: \$570,000
Method: Private Sale
Date: 27/04/2020
Property Type: Townhouse (Single)



2/18 Perth Av ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$545,000
Method: Private Sale
Date: 04/05/2020
Property Type: Unit



3/10 Maylands St ALBION 3020 (REI)

Agent Comments

 2  1  1

Price: \$520,000
Method: Private Sale
Date: 30/04/2020
Property Type: Unit