

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 Morrison Crescent, Sunshine West Vic 3020

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$685,000 Property Type House Suburb Sunshine West

Period - From 06/02/2024 to 05/02/2025 Source Property Data

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	49 Rautman Cr SUNSHINE WEST 3020	\$557,000	16/10/2024
2	38 Warmington Rd SUNSHINE WEST 3020	\$570,000	01/10/2024
3	30 Morrison Cr SUNSHINE WEST 3020	\$558,000	17/08/2024

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:

06/02/2025 19:32

13 Morrison Crescent, Sunshine West Vic 3020

Tony Gerace
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4 2 1

Property Type: House (Previously Occupied - Detached)
Land Size: 667 sqm approx
Agent Comments

Indicative Selling Price
\$480,000 - \$520,000
Median House Price
06/02/2024 - 05/02/2025: \$685,000

Comparable Properties

49 Rautman Cr SUNSHINE WEST 3020 (VG)

Agent Comments

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Price: \$557,000
Method: Sale
Date: 16/10/2024
Property Type: House (Res)
Land Size: 544 sqm approx



38 Warmington Rd SUNSHINE WEST 3020 (VG)

Agent Comments

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Price: \$570,000
Method: Sale
Date: 01/10/2024
Property Type: House (Res)
Land Size: 634 sqm approx

30 Morrison Cr SUNSHINE WEST 3020 (VG)

Agent Comments

3 - 1

Price: \$558,000
Method: Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 601 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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