

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

21 Lowe Crescent, Sunshine Vic 3020

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$840,000 Property Type House Suburb Sunshine

Period - From 01/10/2023 to 31/12/2023 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	74 Duke St BRAYBROOK 3019	\$712,000	28/10/2023
2	4 Kent St BRAYBROOK 3019	\$660,000	18/01/2024
3	12 Appleby Ct SUNSHINE 3020	\$650,000	03/01/2024

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: 12 April 2024

21 Lowe Crescent, Sunshine Vic 3020

Tony Gerace

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

December quarter 2023: \$840,000



Property Type: House (Previously Occupied - Detached)

Land Size: 566 sqm approx

Agent Comments

Comparable Properties



74 Duke St BRAYBROOK 3019 (REI/VG)

Agent Comments



Price: \$712,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 541 sqm approx



4 Kent St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 18/01/2024

Property Type: House

Land Size: 465 sqm approx



12 Appleby Ct SUNSHINE 3020 (REI)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 03/01/2024

Property Type: House

Land Size: 660 sqm approx

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



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