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

24 Hilma Street, Sunshine West Vic 3020

Indicative selling price

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

Range betweer	\$600,000		&	\$650,000			
Median sale price							
Median price	\$685,000	House	х	Sub	urb Sunshine West		
Period - From	01/04/2017	to 30/06	6/2017	Source F	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
7 Dalpura Dr SUNSHINE WEST 3020	\$631,000	18/02/2017
268 Wright St SUNSHINE WEST 3020	\$601,000	11/03/2017
3 Bambara Ct SUNSHINE WEST 3020	\$600,000	29/04/2017

Account - Barry Plant | P: 03 8326 8888

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



24 Hilma Street, Sunshine West Vic 3020





Rooms: Property Type: House Agent Comments

Indicative Selling Price \$600,000 - \$650,000 Median House Price June guarter 2017: \$685,000

Comparable Properties



7 Dalpura Dr SUNSHINE WEST 3020 (REI)



Price: \$631,000 Method: Auction Sale Date: 18/02/2017 Rooms: -Property Type: House (Res)

268 Wright St SUNSHINE WEST 3020 (REI) Agent Comments à⊿

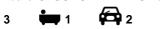


Land Size: 609 sqm approx

Price: \$601.000 Method: Auction Sale Date: 11/03/2017 Rooms: -Property Type: House

3 Bambara Ct SUNSHINE WEST 3020 (REI)





Agent Comments

Price: \$600,000 Method: Private Sale Date: 29/04/2017 Rooms: 4 Property Type: House

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Agent Comments