

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 Sheldon Place, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$590,000

&

\$640,000

Median sale price

Median price

\$555,000

House

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
61 Allison St SUNSHINE WEST 3020	\$625,000	01/07/2017
68 Nicholson Pde SUNSHINE WEST 3020	\$625,000	18/03/2017
268 Wright St SUNSHINE WEST 3020	\$601,000	11/03/2017



3 1 2

Rooms: 5
Property Type: House
Land Size: 551.635 sqm approx
Agent Comments

Indicative Selling Price
\$590,000 - \$640,000
Median House Price
Year ending March 2017: \$555,000

Comparable Properties



61 Allison St SUNSHINE WEST 3020 (REI) **Agent Comments**

3 1 2

Price: \$625,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 535 sqm approx



68 Nicholson Pde SUNSHINE WEST 3020 (REI) **Agent Comments**

3 1 2

Price: \$625,000
Method: Auction Sale
Date: 18/03/2017
Rooms: 5
Property Type: House (Res)
Land Size: 650 sqm approx



268 Wright St SUNSHINE WEST 3020 (REI) **Agent Comments**

3 1 4

Price: \$601,000
Method: Auction Sale
Date: 11/03/2017
Rooms: -
Property Type: House