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	21 Sheldon Place, Sunshine West Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$590,000	&	\$640,000

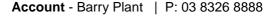
Median sale price

Median price	\$555,000	Н	ouse	Х	Su	ıburb	Sunshine West
Period - From	01/04/2016	to	31/03	3/2017	Source	REI	/

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







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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)

Price: \$625,000 Method: Auction Sale Date: 01/07/2017

Rooms: 5

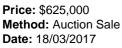
Property Type: House (Res) Land Size: 535 sqm approx

68 Nicholson Pde SUNSHINE WEST 3020 (REI) Agent Comments

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Rooms: 5

Property Type: House (Res) Land Size: 650 sqm approx

268 Wright St SUNSHINE WEST 3020 (REI)

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Price: \$601,000 Method: Auction Sale Date: 11/03/2017

Rooms: -

Property Type: House

Account - Barry Plant | P: 03 8326 8888 Generated: 12/07/2017 11:34





Agent Comments

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