

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

66 Bardsley Street, Sunshine West, VIC 3020

INDICATIVE SELLING PRICE

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

Range Between \$600,000 & \$650,000

MEDIAN SALE PRICE

Median price \$685,000 | House | Sunshine West (3020)

Period - From 1 April 2017 to 30 June 2017 | Source - REIV

COMPARABLE PROPERTY SALES

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
14 AINSWORTH ST, SUNSHINE WEST VIC 3020	\$665,000	07/01/2017
3 ARNOLD ST, SUNSHINE WEST VIC 3020	\$650,000	19/08/2017
21 SHELDON PL, SUNSHINE WEST VIC 3020	\$600,000	08/05/2017