

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

1&2- 22 Bennett Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$720,000

&

\$770,000

Median sale price

Median price \$595,000

House

X

Unit

Suburb Sunshine West

Period - From 01/07/2016

to

30/06/2017

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	1/52 Drinkwater Cr SUNSHINE WEST 3020	\$450,000	07/07/2017
2	1/7 Bickley Ct SUNSHINE WEST 3020	\$380,000	19/07/2017
3	3/4 Dean Ct SUNSHINE WEST 3020	\$365,000	25/05/2017

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.~~



 3
  1
  1

Rooms: 4

Property Type: Two x 3 Bedroom units with carport.

Land Size: 638 sqm approx

Agent Comments

Currently are no comparable sales available with two units on one allotment. Below are three units which have been sold individually to assist as a guide.

Indicative Selling Price

\$720,000 - \$770,000

Median House Price

Year ending June 2017: \$595,000

Comparable Properties



1/52 Drinkwater Cr SUNSHINE WEST 3020 (REI)

Agent Comments

 3
  1
  1

Price: \$450,000

Method: Sold Before Auction

Date: 07/07/2017

Rooms: -

Property Type: House (Res)



1/7 Bickley Ct SUNSHINE WEST 3020 (REI)

Agent Comments

 3
  1
  2

Price: \$380,000

Method: Auction Sale

Date: 19/07/2017

Rooms: -

Property Type: Unit



3/4 Dean Ct SUNSHINE WEST 3020 (REI)

Agent Comments

 2
  1
  1

Price: \$365,000

Method: Private Sale

Date: 25/05/2017

Rooms: 3

Property Type: Unit