### 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	1 The Mews, 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 \$690,000	&	\$750,000
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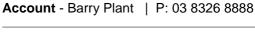
#### Median sale price

Median price	\$635,000	Н	ouse X	Suburl	Sunshine West
Period - From	01/01/2017	to	31/03/2017	Source RE	IV

#### 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
249 Glengala Rd SUNSHINE WEST 3020	\$705,000	25/06/2017
12 Corella Rd SUNSHINE WEST 3020	\$690,000	17/06/2017
91 Hilma St SUNSHINE WEST 3020	\$685,000	13/05/2017







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

**Agent Comments** 

**Indicative Selling Price** \$690,000 - \$750,000 Median House Price March quarter 2017: \$635,000

## **Comparable Properties**



249 Glengala Rd SUNSHINE WEST 3020 (REI) Agent Comments





Price: \$705,000 Method: Auction Sale Date: 25/06/2017 Rooms: 4

Property Type: House



12 Corella Rd SUNSHINE WEST 3020 (REI)





Price: \$690,000 Method: Auction Sale Date: 17/06/2017

Rooms: 5

Property Type: House (Res) Land Size: 558 sqm approx Agent Comments



91 Hilma St SUNSHINE WEST 3020 (REI)

**└**■ 4





Price: \$685,000 Method: Auction Sale Date: 13/05/2017

Rooms: 6

Property Type: House (Res)

Agent Comments

**Account** - Barry Plant | P: 03 8326 8888





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