

## 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 The Mews, Sunshine West Vic 3020

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$690,000

&

\$750,000

#### Median sale price

Median price

\$635,000

House

X

Suburb

Sunshine West

Period - From

01/01/2017

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
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

# 1 The Mews, Sunshine West Vic 3020



 4    2    2

**Rooms:**  
**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](#)

 4    2    2

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



12 Corella Rd SUNSHINE WEST 3020 (REI) [Agent Comments](#)

 4    1    2

**Price:** \$690,000  
**Method:** Auction Sale  
**Date:** 17/06/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx



91 Hilma St SUNSHINE WEST 3020 (REI) [Agent Comments](#)

 4    2    2

**Price:** \$685,000  
**Method:** Auction Sale  
**Date:** 13/05/2017  
**Rooms:** 6  
**Property Type:** House (Res)