

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 43 Armstrong Street, Sunshine West Vic 3020

Indicative selling price

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

Range between \$670,000 & \$710,000

Median sale price

Median price \$646,500 Property Type House Suburb Sunshine West

Period - From 01/10/2018 to 30/09/2019 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	18 Frank St SUNSHINE WEST 3020	\$695,000	26/10/2019
2	22 Lachlan Rd SUNSHINE WEST 3020	\$685,000	20/07/2019
3	71 Hall St SUNSHINE WEST 3020	\$680,000	19/10/2019

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.~~

This Statement of Information was prepared on: 13/11/2019 14:56



 3  1  1

Property Type: House

Agent Comments

Indicative Selling Price

\$670,000 - \$710,000

Median House Price

Year ending September 2019: \$646,500

Comparable Properties



18 Frank St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  4

Price: \$695,000

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)

22 Lachlan Rd SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  4

Price: \$685,000

Method: Auction Sale

Date: 20/07/2019

Property Type: House (Res)



71 Hall St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$680,000

Method: Auction Sale

Date: 19/10/2019

Property Type: House (Res)