

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 Valentine Crescent, Sunshine West Vic 3020

Indicative selling price

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

Range between

\$550,000

&

\$600,000

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	86 Learmonth Cr SUNSHINE WEST 3020	\$590,000	26/10/2019
2	4 Rautman Cr SUNSHINE WEST 3020	\$553,000	06/07/2019
3	37 Fairbairn Rd SUNSHINE WEST 3020	\$550,000	25/09/2019

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:

12/11/2019 14:15



Rooms: 5
Property Type: House (Res)
Land Size: 694 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median House Price
Year ending September 2019: \$646,500

Comparable Properties

86 Learmonth Cr SUNSHINE WEST 3020 (REI) Agent Comments



Price: \$590,000
Method: Auction Sale
Date: 26/10/2019
Property Type: House (Res)
Land Size: 653 sqm approx



4 Rautman Cr SUNSHINE WEST 3020 (REI) Agent Comments



Price: \$553,000
Method: Private Sale
Date: 06/07/2019
Property Type: House
Land Size: 580 sqm approx



37 Fairbairn Rd SUNSHINE WEST 3020 (REI) Agent Comments



Price: \$550,000
Method: Private Sale
Date: 25/09/2019
Rooms: 4
Property Type: House
Land Size: 644 sqm approx