

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	35 Bardsley Street, 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	\$550,000	&	\$580,000
			i

Median sale price

Median price	\$508,500	Hou	se	Unit	х		Suburb	Sunshine West
Period - From	01/04/2017	to	31/03/2018		Source	REIV		

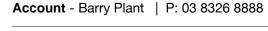
Comparable property sales (*Delete A or B below as applicable)

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 4/29 Bardsley St SUNSHINE WEST 3020 \$571,500 17/03/2018 2 16 Ryder St SUNSHINE WEST 3020 \$530,000 04/04/2018 3 5/46 Monash St SUNSHINE 3020 \$520,000 17/03/2018

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.







Generated: 02/07/2018 15:02







Rooms:

Property Type: Townhouse

Agent Comments

Indicative Selling Price \$550,000 - \$580,000 Median Unit Price Year ending March 2018: \$508,500

Comparable Properties

4/29 Bardsley St SUNSHINE WEST 3020 (REI)

🛏 1 🛱

Price: \$571,500 Method: Auction Sale Date: 17/03/2018

Rooms: -

Property Type: Unit

Agent Comments



3



4

Price: \$530,000 **Method:** Private Sale **Date:** 04/04/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



5/46 Monash St SUNSHINE 3020 (REI)

1 2 **1** 1

1 🛱

Price: \$520,000 **Method:** Auction Sale **Date:** 17/03/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments

Account - Barry Plant | P: 03 8326 8888





Generated: 02/07/2018 15:02