

# 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

137 Hilma Street, 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 \$600,000 & \$650,000

### 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 | 76 Links St SUNSHINE WEST 3020 | \$635,000 | 22/10/2019   |
| 2 | 6 Mentha St SUNSHINE WEST 3020 | \$610,000 | 29/06/2019   |
| 3 | 92 Hall St SUNSHINE WEST 3020  | \$600,000 | 23/05/2019   |

**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:

11/11/2019 12:24



3   1   3

**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$600,000 - \$650,000

**Median House Price**

Year ending September 2019: \$646,500

## Comparable Properties



**76 Links St SUNSHINE WEST 3020 (REI)**

Agent Comments

3   1   2

**Price:** \$635,000

**Method:** Private Sale

**Date:** 22/10/2019

**Property Type:** House



**6 Mentha St SUNSHINE WEST 3020 (REI)**

Agent Comments

3   1   1

**Price:** \$610,000

**Method:** Auction Sale

**Date:** 29/06/2019

**Rooms:** 4

**Property Type:** House (Res)



**92 Hall St SUNSHINE WEST 3020 (REI)**

Agent Comments

3   1   2

**Price:** \$600,000

**Method:** Private Sale

**Date:** 23/05/2019

**Rooms:** 4

**Property Type:** House

**Land Size:** 697 sqm approx