

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 4 Marti Court, Sunshine West Vic 3020

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$639,000 House X Unit Suburb Sunshine West

Period - From 01/01/2019 to 31/03/2019 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	3/169 Glengala Rd SUNSHINE WEST 3020	\$600,000	31/01/2019
2	8 Struga Rd SUNSHINE WEST 3020	\$576,000	28/03/2019
3	75a Nicholson Pde SUNSHINE WEST 3020	\$555,000	11/05/2019

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.



3 2 1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median House Price
March quarter 2019: \$639,000

Comparable Properties



3/169 Glengala Rd SUNSHINE WEST 3020 (REI)

Agent Comments

3 2 1

Price: \$600,000
Method: Private Sale
Date: 31/01/2019
Rooms: -
Property Type: Townhouse (Single)



8 Struga Rd SUNSHINE WEST 3020 (REI)

Agent Comments

4 2 1

Price: \$576,000
Method: Private Sale
Date: 28/03/2019
Rooms: -
Property Type: Townhouse (Res)



75a Nicholson Pde SUNSHINE WEST 3020 (REI)

Agent Comments

3 3 2

Price: \$555,000
Method: Sold Before Auction
Date: 11/05/2019
Rooms: 8
Property Type: Townhouse (Res)