



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 11 Feb 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

74 Allison Street Sunshine West VIC 3020

3 1 2

Indicative Selling Price

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

Range between \$670,000 & \$720,000

Median Sale Price

\$645,000 Houses in Sunshine west between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



49 Murray Street Sunshine West VIC 3020

3 1 2

Sold Price **\$720,000** Sold Date **04-Dec-18**
Distance **0.48km**



44 Maxweld Street Ardeer VIC 3022

3 1 2

Sold Price **\$730,000** Sold Date **27-Oct-18**
Distance **1.13km**



32 Lachlan Road Sunshine West VIC 3020

3 1 2

Sold Price **\$717,500** Sold Date **24-Nov-18**
Distance **1.51km**

RS = Recent sale UN = Undisclosed Sale

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