

## 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	15 Armstrong Street, Sunshine West Vic 3020
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

#### Median sale price

Median price	<input type="text" value="\$685,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Sunshine West"/>
Period - From	<input type="text" value="01/04/2017"/>	to	<input type="text" value="30/06/2017"/>	Source	<input type="text" value="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	53 Sanders Av SUNSHINE WEST 3020	\$720,000	26/06/2017
2	32 Killara St SUNSHINE WEST 3020	\$716,000	06/05/2017
3	1 Boa Ct SUNSHINE WEST 3020	\$635,000	28/06/2017

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.~~



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$789,000  
**Median House Price**  
June quarter 2017: \$685,000

## Comparable Properties

**53 Sanders Av SUNSHINE WEST 3020 (REI)**   [Agent Comments](#)

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**Price:** \$720,000  
**Method:** Private Sale  
**Date:** 26/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 660 sqm approx



**32 Killara St SUNSHINE WEST 3020 (REI)**   [Agent Comments](#)

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**Price:** \$716,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**1 Boa Ct SUNSHINE WEST 3020 (REI)**   [Agent Comments](#)

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**Price:** \$635,000  
**Method:** Private Sale  
**Date:** 28/06/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 700 sqm approx