

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



89 CALLAWAY BOULEVARD, SUNSHINE 🕮 3 🕒 2 🚓 1







Indicative Selling Price

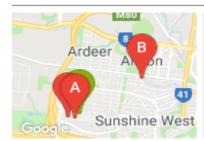
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$530,000 to \$560,000

Provided by: Stockdale & Leggo-Sunshine, Stockdale & Leggo - Sunshine

MEDIAN SALE PRICE



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (House)

\$630,000

01 January 2018 to 30 June 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



23 LUZON WAY, SUNSHINE WEST, VIC 3020







Sale Price

*\$542,500

Sale Date: 13/06/2018

Distance from Property: 165m





18 SMART ST, SUNSHINE WEST, VIC 3020







Sale Price

***\$545,000**

Sale Date: 01/06/2018

Distance from Property: 1.9km





32 KOSA AVE, SUNSHINE WEST, VIC 3020









Sale Price

\$532,500

Sale Date: 07/04/2018

Distance from Property: 325m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 89 CALLAWAY BOULEVARD, SUNSHINE WEST, VIC 3020

Indicative selling price

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

Price Range: \$530,000 to \$560,000

Median sale price

Median price	\$630,000	House	X	Unit		Suburb	SUNSHINE WEST
Period	01 January 2018 to 30	June 2018	3	Sour	се	p	ricefinder

Comparable property sales

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
23 LUZON WAY, SUNSHINE WEST, VIC 3020	*\$542,500	13/06/2018
18 SMART ST, SUNSHINE WEST, VIC 3020	*\$545,000	01/06/2018
32 KOSA AVE, SUNSHINE WEST, VIC 3020	\$532,500	07/04/2018