



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

41 Europa Bend Sunshine West VIC 3020

4 3 2

Indicative Selling Price

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

Single Price \$680,000

Median Sale Price

\$455,000 Units in Sunshine west between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

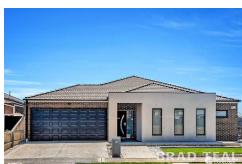
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



10 Dinnell Street Sunshine West VIC 3020 Sold Price **\$639,000** Sold Date **10-Nov-17**
 3 1 4 Distance **0.2km**



11 Europa Bend Sunshine West VIC 3020 Sold Price **\$695,000** Sold Date **16-Feb-18**
 4 2 2 Distance **0.2km**



35 Fontana Close Sunshine West VIC 3020 Sold Price **\$790,000** Sold Date **09-Dec-17**
 3 2 2 Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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