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Section 47AF of the Estate Agents Act 1980

### HOUSE Offered for Sale

23 Joan Street Sunshine West VIC 3020

3 2 2

### Indicative Selling Price

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

Range between \$660,000 & \$710,000

### Median Sale Price

\$610,000 Houses in Sunshine west between 01 Aug 2018 - 31 Jul 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.



<b>6 Keon Crescent Sunshine West VIC</b>	<b>Sold Price</b>	<b>\$732,000</b>	<b>Sold Date</b>	<b>03-Aug-19</b>
<b>3020</b>			<b>Distance</b>	<b>1.2km</b>
3	1	2		



<b>35 Arnold Street Sunshine West VIC</b>	<b>Sold Price</b>	<b>\$680,000</b>	<b>Sold Date</b>	<b>19-Jul-19</b>
<b>3020</b>			<b>Distance</b>	<b>0.72km</b>
3	1	1		



<b>12 Marcia Street Sunshine West VIC</b>	<b>Sold Price</b>	<b>\$686,000</b>	<b>Sold Date</b>	<b>17-Aug-19</b>
<b>3020</b>			<b>Distance</b>	<b>0.7km</b>
3	1	2		

RS = Recent sale      UN = Undisclosed Sale

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