

# STATEMENT OF INFORMATION

55 MARK STREET, SUNSHINE WEST, VIC 3020

PREPARED BY CRAIG VILCINS, P DI NATALE REAL ESTATE



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## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**55 MARK STREET, SUNSHINE WEST, VIC**

3 1 1

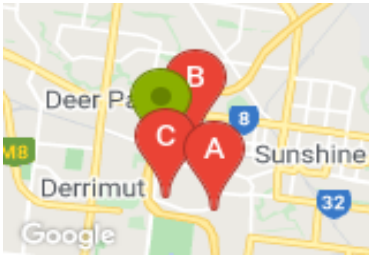
**Indicative Selling Price**

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

**Price Range: 480,000 to 520,000**

Provided by: Craig Vilcins, P Di Natale Real Estate

## MEDIAN SALE PRICE



**SUNSHINE WEST, VIC, 3020**

Suburb Median Sale Price (Unit)

**\$412,000**

01 October 2019 to 30 September 2020

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.



**57 NICHOLSON PDE, SUNSHINE WEST, VIC**

3 2 2

Sale Price

**\*\$550,000**

Sale Date: 18/11/2020

Distance from Property: 2km



**17 LAWRENCE ST, ARDEER, VIC 3022**

3 1 1

Sale Price

**\*\$527,500**

Sale Date: 14/11/2020

Distance from Property: 1km



**9 NOBLE CRT, SUNSHINE WEST, VIC 3020**

3 2 2

Sale Price

**\*\$701,000**

Sale Date: 10/11/2020

Distance from Property: 1.1km



This report has been compiled on 27/11/2020 by P Di Natale Pty Ltd Werribee. Property Data Solutions Pty Ltd 2020 - www.pricefinder.com.au

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**Instructions:** The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](http://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

55 MARK STREET, SUNSHINE WEST, VIC 3020


### Indicative selling price

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

Price Range: 480,000 to 520,000

### Median sale price

Median price \$412,000 Property type Unit Suburb SUNSHINE WEST

Period 01 October 2019 to 30 September 2020 Source 

### 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
57 NICHOLSON PDE, SUNSHINE WEST, VIC 3020	*\$550,000	18/11/2020
17 LAWRENCE ST, ARDEER, VIC 3022	*\$527,500	14/11/2020
9 NOBLE CRT, SUNSHINE WEST, VIC 3020	*\$701,000	10/11/2020

This Statement of Information was prepared on: 27/11/2020