

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

4 Morrison Crescent, Sunshine West Vic 3020

Indicative selling price

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

Single price

\$600,000

Median sale price

Median price

\$760,000

Property Type

House

Suburb

Sunshine West

Period - From

22/11/2021

to

21/11/2022

Source

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	5 Morrison Cr SUNSHINE WEST 3020	\$605,000	26/08/2022
2			
3			

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.~~

This Statement of Information was prepared on:

22/11/2022 13:48



Property Type: House

Agent Comments

Indicative Selling Price

\$600,000

Median House Price

22/11/2021 - 21/11/2022: \$760,000

Comparable Properties



5 Morrison Cr SUNSHINE WEST 3020 (REI/VG) Agent Comments



Price: \$605,000

Method: Sold Before Auction

Date: 26/08/2022

Property Type: House

Land Size: 550 sqm approx

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.