

## STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR  
OUTSIDE THE MELBOURNE METROPOLITAN AREA

**Sections 47AF of the Estate Agents Act 1980**

PROPERTY OFFERED FOR SALE

**8 Luzon Way, 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)

**Range Between \$600,000 & \$650,000**

MEDIAN SALE PRICE

**Median price \$575,750 | House | Sunshine West (3020)**

**Period - From 1 January 2018 to 31 March 2018 | Source - REIV**

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
<b>18 DAVID DRIVE, SUNSHINE WEST VIC 3020</b>	<b>\$625,000</b>	<b>08/03/2018</b>
<b>12 LUZON WAY, SUNSHINE WEST VIC 3020</b>	<b>\$618,000</b>	<b>25/11/2017</b>
<b>55 NICHOLSON PARADE, SUNSHINE WEST VIC 3020</b>	<b>\$580,000</b>	<b>25/11/2017</b>