

## 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

26 Pellew 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$585,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,000

Property type

House

Suburb

Sunshine West

Period-from

01 Oct 2018

to

30 Sep 2019

Source

Corelogic

### 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 6 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

2/3 Marcia Street Sunshine West VIC 3020	\$579,000	22-Aug-19
2/28 Burnewang Street Albion VIC 3020	\$605,000	01-Aug-19
1A Dalworth Street Albion VIC 3020	\$749,500	26-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 29 October 2019



**2/3 Marcia Street Sunshine West VIC 3020**

3 2 2

Sold Price

**\$579,000**

Sold Date

**22-Aug-19**

Distance

**0.58km**



**2/28 Burnewang Street Albion VIC 3020**

3 2 1

Sold Price

**\$605,000**

Sold Date

**01-Aug-19**

Distance

**0.66km**



**1A Dalworth Street Albion VIC 3020**

3 2 1

Sold Price

**\$749,500**

Sold Date

**26-Jul-19**

Distance

**0.88km**

RS = Recent sale      UN = Undisclosed Sale

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