

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode 104/11 CHAMPA ROAD, 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: \$345,000 to \$360,000

### Median sale price

Median price \$450,000 House ☐ Unit ☒ Suburb SUNSHINE WEST

Period 01 April 2017 to 30 June 2017 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 |
|--------------------------------------------|------------|--------------|
| 3/58 CALLAWAY BVD, SUNSHINE WEST, VIC 3020 | *\$305,000 | 28/06/2017   |
| 11 FONTANA CL, SUNSHINE WEST, VIC 3020     | \$305,000  | 28/03/2017   |
| 165-167 DAVID DR, SUNSHINE WEST, VIC 3020  | *\$330,000 | 16/02/2017   |