

40.02m

15.37m

4.58m

782m<sup>2</sup>  
(approx.)

24.31m

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 24 Valentine Crescent, SUNSHINE WEST 3020

## Indicative selling price

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

**Range \$600,000 - \$660,000**

## Median sale price

Median **House** for **SUNSHINE WEST** for period **Jan 2018 - Mar 2018**

Sourced from **Pricefinder**.

**\$618,000**

## Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**42 Tallintyre Road,**  
Sunshine West 3020

Price **\$650,000** Sold 29  
November 2017

**7 Drinkwater Crescent,**  
Sunshine West 3020

Price **\$613,000** Sold 17  
March 2018

**20 Mourell Street,**  
Sunshine West 3020

Price **\$620,000** Sold 22  
March 2018

## Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House



3 beds



1 baths

## Ray White Sunshine

223-225 Hampshire Road,  
Sunshine VIC 3020

## Contact agents

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**RayWhite**