

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

21 Lowe Crescent, Sunshine Vic 3020

Indicative selling price

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

Range between

\$600,000

&

\$660,000

Median sale price

Median price

\$840,000

Property Type

House

Suburb

Sunshine

Period - From

01/10/2023

to

31/12/2023

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	74 Duke St BRAYBROOK 3019	\$712,000	28/10/2023
2	4 Kent St BRAYBROOK 3019	\$660,000	18/01/2024
3	12 Appleby Ct SUNSHINE 3020	\$650,000	03/01/2024

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:

19/02/2024

21 Lowe Crescent, Sunshine Vic 3020

Tony Gerace
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Property Type: House (Previously Occupied - Detached)
Land Size: 566 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
December quarter 2023: \$840,000

Comparable Properties



74 Duke St BRAYBROOK 3019 (REI/VG)

Agent Comments



Price: \$712,000
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 541 sqm approx



4 Kent St BRAYBROOK 3019 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 18/01/2024
Property Type: House
Land Size: 465 sqm approx



12 Appleby Ct SUNSHINE 3020 (REI)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 03/01/2024
Property Type: House
Land Size: 660 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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