

## 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

194A WRIGHT 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

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jan 2024

to

31 Dec 2024

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

2/63 MAYNE STREET SUNSHINE WEST VIC 3020	\$530,000	22-Nov-24
2/2 RITCHIE COURT SUNSHINE VIC 3020	\$456,000	31-Aug-24
1/40 NICHOLSON PARADE SUNSHINE WEST VIC 3020	\$490,000	19-Dec-24

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: 17 January 2025



**2/63 MAYNE STREET SUNSHINE WEST VIC 3020**

Sold Price <sup>RS</sup> **\$530,000** Sold Date **22-Nov-24**

 2  1  1

Distance **0.23km**



**2/2 RITCHIE COURT SUNSHINE VIC 3020**

Sold Price **\$456,000** Sold Date **31-Aug-24**

 3  1  1

Distance **1.51km**



**1/40 NICHOLSON PARADE SUNSHINE WEST VIC 3020**

Sold Price <sup>RS</sup> **\$490,000** <sup>UN</sup> Sold Date **19-Dec-24**

 4  2  -

Distance **1.1km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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