

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

2/6 Hendry Street Sunshine West VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Oct 2019

to

30 Sep 2020

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

2/26 Mailey Street Sunshine West VIC 3020	\$385,000	25-May-20
4/517 Ballarat Road Albion VIC 3020	\$435,000	19-Jul-20
57 Fontana Close Sunshine West VIC 3020	\$420,000	19-Jul-20

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: 14 October 2020


2/26 Mailey Street Sunshine West VIC 3020

 2
  1
  1

Sold Price

\$385,000

Sold Date **25-May-20**

Distance

0.57km

4/517 Ballarat Road Albion VIC 3020

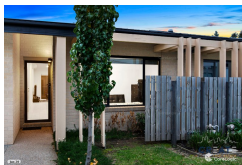
 2
  2
  1

Sold Price

\$435,000

Sold Date **19-Jul-20**

Distance

1.22km

57 Fontana Close Sunshine West VIC 3020

 2
  1
  1

Sold Price

\$420,000

Sold Date **19-Jul-20**

Distance

1.69km
RS = Recent sale

UN = Undisclosed Sale

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