

## 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

1/100 LINKS STREET SUNSHINE WEST VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$630,000

&

\$690,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$689,000

Property type

House

Suburb

Sunshine West

Period-from

01 Apr 2023

to

31 Mar 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

2/229 GLENGALA ROAD SUNSHINE WEST VIC 3020	\$674,000	23-Mar-24
9 FEDERATION WAY SUNSHINE WEST VIC 3020	\$655,000	29-Dec-23
1/43 BARDSLEY STREET SUNSHINE WEST VIC 3020	\$630,000	10-Nov-23

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: 15 April 2024



**2/229 GLENGALA ROAD  
SUNSHINE WEST VIC 3020**

 3  2  -

Sold Price

<sup>RS</sup> **\$674,000** Sold Date **23-Mar-24**

Distance **0.73km**



**9 FEDERATION WAY SUNSHINE  
WEST VIC 3020**

 3  2  2

Sold Price

**\$655,000** Sold Date **29-Dec-23**

Distance **1.87km**



**1/43 BARDSLEY STREET SUNSHINE  
WEST VIC 3020**

 3  1  2

Sold Price

**\$630,000** Sold Date **10-Nov-23**

Distance **1.28km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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