

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

6 Fremont Parade, Sunshine West Vic 3020
--

Indicative selling price

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

Range between

\$570,000

 &

\$620,000

Median sale price

Median price

\$710,000

 Property Type

House

 Suburb

Sunshine West

Period - From

01/01/2023

 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	67 Hilma St SUNSHINE WEST 3020	\$650,000	10/01/2024
2	4 Hyett Ct SUNSHINE WEST 3020	\$605,000	25/01/2024
3	9 Emslie St SUNSHINE WEST 3020	\$570,000	18/01/2024

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:

11/03/2024 14:11

6 Fremont Parade, Sunshine West Vic 3020

Tony Gerace
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 3  1  0

Rooms: 6
Property Type: House
Land Size: 584 sqm approx
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median House Price
Year ending December 2023: \$710,000

Comparable Properties



67 Hilma St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  2

Price: \$650,000
Method: Private Sale
Date: 10/01/2024
Property Type: House



4 Hyett Ct SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$605,000
Method: Private Sale
Date: 25/01/2024
Property Type: House



9 Emslie St SUNSHINE WEST 3020 (REI)

Agent Comments

 3  1  1

Price: \$570,000
Method: Private Sale
Date: 18/01/2024
Property Type: House

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



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