

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

20 MCCONNELL 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

\$580,000

&

\$618,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Sunshine West

Period-from

01 Nov 2022

to

31 Oct 2023

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

18 MCCONNELL STREET SUNSHINE WEST VIC 3020	\$590,000	25-Sep-23
153 THE AVENUE SUNSHINE WEST VIC 3020	\$595,000	15-Aug-23
35 MILLENNIUM DRIVE SUNSHINE WEST VIC 3020	\$625,000	11-May-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: 23 November 2023


18 MCCONNELL STREET SUNSHINE WEST VIC 3020

Sold Price

\$590,000

Sold Date

25-Sep-23


Distance

0.02km

153 THE AVENUE SUNSHINE WEST VIC 3020

Sold Price

\$595,000

Sold Date

15-Aug-23


Distance

1.53km

35 MILLENNIUM DRIVE SUNSHINE WEST VIC 3020

Sold Price

\$625,000

Sold Date

11-May-23


Distance

0.7km
RS = Recent sale

UN = Undisclosed Sale

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