

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 40 Davey Street, Sunshine West, Victoria, 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 \$849,000

or range between

&

Median sale price

Median price \$707,000

Property type House

Suburb Sunshine West

Period - From 01.05.2022

to

01.04.2023

Source REA

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 66 Sanders Avenue, Sunshine West	\$802,000	18.03.2023
2 30 Whitesides Avenue, Sunshine West	\$784,000	04.03.2023
3 56 Murray Street, Sunshine West	\$840,000	18.02.2023

This Statement of Information was prepared on: 22 May 2023