## 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 KILLEEN 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 \$630,000 & \$660,000	Single Price		or range between	\$630,000	&	\$660,000
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## Median sale price

(\*Delete house or unit as applicable)

Median Price	\$680,000	Prop	erty type		House	Suburb	Sunshine West
Period-from	01 Mar 2023	to	29 Feb 2	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
61 WARMINGTON ROAD SUNSHINE WEST VIC 3020	\$630,000	19-Jan-24
37 BOREHAM STREET SUNSHINE VIC 3020	\$640,000	10-Dec-22
21 DALTON STREET SUNSHINE WEST VIC 3020	\$630,000	02-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: 04 March 2024





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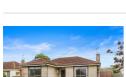


61 WARMINGTON ROAD SUNSHINE Sold Price WEST VIC 3020

\$630,000 Sold Date 19-Jan-24

Distance

0.35km



37 BOREHAM STREET SUNSHINE

 $\triangle$  1

Sold Price

**\$640,000** Sold Date **10-Dec-22** 

VIC 3020

₽ 1

₾ 1

**■** 3

**=** 2

Distance

0.42km



21 DALTON STREET SUNSHINE WEST VIC 3020

\$1

Sold Price

\$630,000 Sold Date 02-May-23

Distance 0.47km

**RS** = Recent sale

UN = Undisclosed Sale

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