

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

3/7 THE MEWS 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Sep 2022

to

31 Aug 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

14 GAYLE CLOSE SUNSHINE WEST VIC 3020	\$600,000	22-Jul-23
10 CHAMPA ROAD SUNSHINE WEST VIC 3020	\$630,000	01-Jun-23
1/12 TRACEY TERRACE SUNSHINE WEST VIC 3020	\$600,000	17-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.~~

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14 GAYLE CLOSE SUNSHINE WEST VIC 3020

Sold Price

\$600,000

Sold Date

22-Jul-23

3 2 1

Distance

1.57km



10 CHAMPA ROAD SUNSHINE WEST VIC 3020

Sold Price

\$630,000

Sold Date

01-Jun-23

3 2 1

Distance

1.19km



1/12 TRACEY TERRACE SUNSHINE WEST VIC 3020

Sold Price

\$600,000

Sold Date

17-May-23

3 2 1

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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