

# 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

30 Acacia Close, Sunshine West Vic 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$760,000 & \$836,000

### Median sale price

Median price \$681,000 Property Type House Suburb Sunshine West

Period - From 05/12/2023 to 04/12/2024 Source Property Data

### 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	34 Dinnell St SUNSHINE WEST 3020	\$770,000	09/10/2024
2	20 Estelle St SUNSHINE WEST 3020	\$814,000	24/08/2024
3	70 Fitzgerald Rd SUNSHINE WEST 3020	\$780,000	25/07/2024

**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:

05/12/2024 12:03



3   
   

**Property Type:**  
 Divorce/Estate/Family Transfers  
**Land Size:** 567 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$760,000 - \$836,000  
**Median House Price**  
 05/12/2023 - 04/12/2024: \$681,000

## Comparable Properties



**34 Dinnell St SUNSHINE WEST 3020 (REI/VG)**

Agent Comments

4   
 1   
 5

**Price:** \$770,000  
**Method:** Private Sale  
**Date:** 09/10/2024  
**Property Type:** House  
**Land Size:** 697 sqm approx



**20 Estelle St SUNSHINE WEST 3020 (REI/VG)**

Agent Comments

4   
 1   
 4

**Price:** \$814,000  
**Method:** Auction Sale  
**Date:** 24/08/2024  
**Property Type:** House (Res)  
**Land Size:** 691 sqm approx



**70 Fitzgerald Rd SUNSHINE WEST 3020 (REI/VG)**

Agent Comments

4   
 2   
 5

**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 25/07/2024  
**Property Type:** House  
**Land Size:** 805 sqm approx

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