

## 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

1/65 Mailey Street 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$420,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Feb 2019

to

31 Jan 2020

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

|   |           |           |
|---|-----------|-----------|
| 46 Links Street Sunshine West VIC 3020    | \$460,000 | 07-Sep-19 |
| 4/10 Simmie Street Sunshine West VIC 3020 | \$450,000 | 02-Sep-19 |
| 8/1 Hendry Street Sunshine West VIC 3020  | \$355,000 | 15-Feb-19 |

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 February 2020



**46 Links Street Sunshine West VIC 3020**

Sold Price

**\$460,000**

Sold Date

**07-Sep-19**

 2

 1

 1

Distance

**0.42km**



**4/10 Simmie Street Sunshine West VIC 3020**

Sold Price

**\$450,000**

Sold Date

**02-Sep-19**

 2

 1

 1

Distance

**0.54km**



**8/1 Hendry Street Sunshine West VIC 3020**

Sold Price

**\$355,000**

Sold Date

**15-Feb-19**

 2

 1

 1

Distance

**0.63km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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