

## 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 Barnes Crescent 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

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Sunshine West

Period-from

01 Nov 2019

to

31 Oct 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

|  |           |           |
|--|-----------|-----------|
| 99 Talintyre Road Sunshine West VIC 3020 | \$615,000 | 20-Oct-20 |
| 41 Fairbairn Road Sunshine West VIC 3020 | \$610,000 | 16-Jul-20 |
| 3 Corella Road Sunshine West VIC 3020    | \$590,000 | 25-Jun-20 |

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: 05 November 2020



## 99 Talintyre Road Sunshine West VIC 3020

Sold Price

<sup>RS</sup>

**\$615,000**

Sold Date

**20-Oct-20**



3



1



4

Distance

**0.37km**



## 41 Fairbairn Road Sunshine West VIC 3020

Sold Price

**\$610,000**

Sold Date

**16-Jul-20**



3



1



2

Distance

**0.62km**



## 3 Corella Road Sunshine West VIC 3020

Sold Price

**\$590,000**

Sold Date

**25-Jun-20**



3



1



2

Distance

**0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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