# 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

4 HILMA STREET SUNSHINE WEST VIC 3020

### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or ran betwe	5 5770000	&	\$790,000			
Median sale price (*Delete house or unit as applicable)								
Median Price	\$700,000	Property type	House	Suburb	Sunshine West			

31 Jul 2024

Source

### Comparable property sales (\*Delete A or B below as applicable)

01 Aug 2023

**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.

to

Address of comparable property	Price	Date of sale	
86 HILMA STREET SUNSHINE WEST VIC 3020	\$795,000	01-Jun-24	
1 AINSWORTH STREET SUNSHINE WEST VIC 3020	\$780,000	09-May-24	
18 DAVEY STREET SUNSHINE WEST VIC 3020	\$787,000	02-Mar-24	

#### 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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consumer.vic.gov.au

Douglas Kay

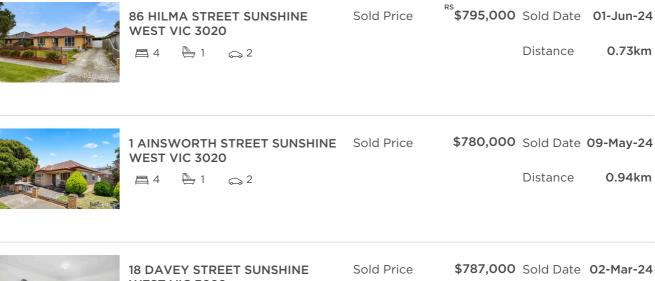
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Distance

0.9km



#### RS = Recent sale UN = Undisclosed Sale

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