

## 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

39 DALTON STREET SUNSHINE WEST VIC 3020

### Indicative selling price

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

Single Price

\$660,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$735,000

Property type

House

Suburb

Sunshine West

Period-from

01 May 2022

to

30 Apr 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

128 DEVONSHIRE ROAD SUNSHINE VIC 3020	\$685,000	08-Mar-23
44 FELSTEAD AVENUE SUNSHINE WEST VIC 3020	\$630,000	07-Feb-23
4 MORRISON CRESCENT SUNSHINE WEST VIC 3020	\$550,000	31-Jan-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.~~

This Statement of Information was prepared on: 29 May 2023



**128 DEVONSHIRE ROAD SUNSHINE VIC 3020** Sold Price <sup>RS</sup> **\$685,000** Sold Date **08-Mar-23**

3 1 2

Distance **2.98km**



**44 FELSTEAD AVENUE SUNSHINE WEST VIC 3020** Sold Price **\$630,000** Sold Date **07-Feb-23**

3 1 2

Distance **0.76km**



**4 MORRISON CRESCENT SUNSHINE WEST VIC 3020** Sold Price **\$550,000** Sold Date **31-Jan-23**

3 1 2

Distance **1.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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