

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 ADINA COURT SUNSHINE WEST VIC 3020

Indicative selling price

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

Single Price

or range
between

\$720,000

&

\$790,000

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

2 HILMA STREET SUNSHINE WEST VIC 3020	\$750,000	02-Feb-23
26 COLLENSO STREET SUNSHINE WEST VIC 3020	\$750,000	12-May-23
33 FREMONT PARADE SUNSHINE WEST VIC 3020	\$745,000	29-Apr-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: 23 May 2023



2 HILMA STREET SUNSHINE WEST VIC 3020

Sold Price

\$750,000

Sold Date

02-Feb-23



4



1



3

Distance

0.43km



26 COLLENSE STREET SUNSHINE WEST VIC 3020

Sold Price

^{RS} **\$750,000**

Sold Date

12-May-23



3



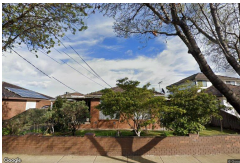
1



1

Distance

0.68km



33 FREMONT PARADE SUNSHINE WEST VIC 3020

Sold Price

^{RS} **\$745,000**

Sold Date

29-Apr-23



4



1



1

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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