

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

2/11 MENTHA STREET 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jan 2024

to

31 Dec 2024

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

1/5 GLENGALA ROAD SUNSHINE WEST VIC 3020	635000	14-Dec-24
2/23 ARNOLD STREET SUNSHINE WEST VIC 3020	635000	18-Aug-24
8 SARAH STREET SUNSHINE WEST VIC 3020	615000	30-Dec-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.~~

This Statement of Information was prepared on: 29 January 2025

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**1/5 GLENGALA ROAD SUNSHINE
WEST VIC 3020**

3 1 1

Sold Price

RS

635000

Sold Date

14-Dec-24

Distance

1.71km**2/23 ARNOLD STREET SUNSHINE
WEST VIC 3020**

3 2 2

Sold Price

635000

Sold Date

18-Aug-24

Distance

0.56km**8 SARAH STREET SUNSHINE WEST
VIC 3020**

3 2 1

Sold Price

RS

615000

Sold Date

30-Dec-24

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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