

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

1/4 Dean 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$505,000

Property type

Unit

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

4 Hensbergh Place Sunshine West VIC 3020	\$485,000	27-Feb-20
3/75 Glengala Road Sunshine West VIC 3020	\$478,888	21-Feb-20
24 Pellew Street Sunshine West VIC 3020	\$550,000	13-Nov-19

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: 20 November 2020

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4 Hensbergh Place Sunshine West VIC 3020

Sold Price

\$485,000

Sold Date

27-Feb-20

2

2

2

Distance

0.9km



3/75 Glengala Road Sunshine West VIC 3020

Sold Price

\$478,888

Sold Date

21-Feb-20

2

1

2

Distance

1.09km



24 Pellew Street Sunshine West VIC 3020

Sold Price

\$550,000

Sold Date

13-Nov-19

2

1

1

Distance

1.14km

RS = Recent sale

UN = Undisclosed Sale

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