

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 1/13 Mayne Street, Sunshine West, Victoria, 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 \$495,000 & \$540,000

Median sale price

Median price \$515,500 Property type Unit Suburb Sunshine West

Period - From 03/2022 to 04/2023 Source REA

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 six 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 1/1 Pellew Street, Sunshine West	\$485,000	13/02/2023
2 1/41 Glengala Road, Sunshine West	\$580,000	17/03/2023
3 4/7 The Mews, Sunshine West	\$481,500	29/04/2023

This Statement of Information was prepared on: 29 May 2023