

## 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

11 FRANK STREET SUNSHINE WEST VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Sunshine West

Period-from

01 Nov 2023

to

31 Oct 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

33 WHITESIDES AVENUE SUNSHINE WEST VIC 3020	\$630,000	29-Jul-24
1 MYERS STREET SUNSHINE WEST VIC 3020	\$730,000	24-Aug-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: 15 November 2024



**33 WHITESIDES AVENUE  
SUNSHINE WEST VIC 3020**

3 1 1

Sold Price **\$630,000** Sold Date **29-Jul-24**

Distance **0.31km**



**1 MYERS STREET SUNSHINE WEST  
VIC 3020**

3 1 3

Sold Price **\$730,000** Sold Date **24-Aug-24**

Distance **1.13km**

RS = Recent sale      UN = Undisclosed Sale

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