

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

24 LEARMONTH CRESCENT 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

Sunshine West

Period-from

01 Sep 2023

to

31 Aug 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

30 MORRISON CRESCENT SUNSHINE WEST VIC 3020	\$558,000	17-Aug-24
29 CAWOOD DRIVE SUNSHINE WEST VIC 3020	\$550,000	22-Jun-24
11 TALINTYRE ROAD SUNSHINE WEST VIC 3020	\$570,000	26-Jun-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.~~

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30 MORRISON CRESCENT SUNSHINE WEST VIC 3020

3 1 2

Sold Price

RS

\$558,000

Sold Date

17-Aug-24

Distance

0.72km



29 CAWOOD DRIVE SUNSHINE WEST VIC 3020

3 1 2

Sold Price

\$550,000

Sold Date

22-Jun-24

Distance

1.75km



11 TALINTYRE ROAD SUNSHINE WEST VIC 3020

3 1 1

Sold Price

\$570,000

Sold Date

26-Jun-24

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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