

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 Maloney 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

\*House

X

\*Unit

Suburb

Sunshine West

Period-from

01 Sep 2018

to

31 Aug 2019

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 Jones Court Sunshine West VIC 3020	\$520,000	25-Mar-19
1 Barnes Crescent Sunshine West VIC 3020	\$525,000	27-Jul-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: 06 September 2019

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**1 Jones Court Sunshine West VIC 3020**

5 1 1

Sold Price **\$520,000** Sold Date **25-Mar-19**

Distance **0.58km**



**1 Barnes Crescent Sunshine West VIC 3020**

3 1 -

Sold Price **\$525,000** Sold Date **27-Jul-19**

Distance **0.35km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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