

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

13 CAWOOD DRIVE 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$680,000

Property type

House

Suburb

Sunshine West

Period-from

01 Feb 2023

to

31 Jan 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

5 FELSTEAD AVENUE SUNSHINE WEST VIC 3020	\$632,000	24-Nov-23
9 VALENTINE CRESCENT SUNSHINE WEST VIC 3020	\$628,000	17-Oct-23
11 CAWOOD DRIVE SUNSHINE WEST VIC 3020	\$620,000	06-Oct-23

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: 13 February 2024

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**5 FELSTEAD AVENUE SUNSHINE
WEST VIC 3020**

 3  1  2

Sold Price

^{RS}

\$632,000

Sold Date

24-Nov-23

Distance

0.4km



**9 VALENTINE CRESCENT
SUNSHINE WEST VIC 3020**

 3  1  3

Sold Price

\$628,000

Sold Date

17-Oct-23

Distance

0.31km



**11 CAWOOD DRIVE SUNSHINE
WEST VIC 3020**

 3  1  2

Sold Price

\$620,000

Sold Date

06-Oct-23

Distance

0.02km

RS = Recent sale

UN = Undisclosed Sale

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