

## 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

5 Darwinia Court 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

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$618,250

Property type

House

Suburb

Sunshine West

Period-from

01 Feb 2019

to

31 Jan 2020

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

3 Fremont Parade Sunshine West VIC 3020	\$600,000	07-Oct-19
1 Sheldon Place Sunshine West VIC 3020	\$582,500	10-Sep-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: 26 February 2020



**3 Fremont Parade Sunshine West VIC 3020**

Sold Price

**\$600,000**

Sold Date

**07-Oct-19**



4



1



5

Distance

**0.08km**



**1 Sheldon Place Sunshine West VIC 3020**

Sold Price

**\$582,500**

Sold Date

**10-Sep-19**



4



1



1

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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