

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

160 Wright Street Sunshine 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

House

Suburb

Sunshine

Period-from

01 Jan 2021

to

31 Dec 2021

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

41 McCoubrie Avenue Sunshine West VIC 3020	\$590,000	23-Oct-21
31 Rautman Crescent Sunshine West VIC 3020	\$570,000	09-Sep-21
11 Mourell Street Sunshine West VIC 3020	\$605,000	13-Sep-21

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: 19 January 2022



**41 McCoubrie Avenue Sunshine
West VIC 3020**

3 1 1

Sold Price **\$590,000** Sold Date **23-Oct-21**

Distance **0.91km**

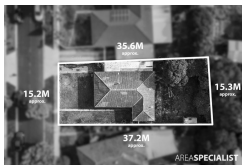


**31 Rautman Crescent Sunshine
West VIC 3020**

3 1 -

Sold Price **\$570,000** Sold Date **09-Sep-21**

Distance **0.99km**



**11 Mourell Street Sunshine West VIC
3020**

3 1 2

Sold Price **\$605,000** Sold Date **13-Sep-21**

Distance **1.28km**

RS = Recent sale

UN = Undisclosed Sale

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