

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

67 HILMA 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

\$660,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Sunshine West

Period-from

01 Sep 2022

to

31 Aug 2023

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

66 FAIRBAIRN ROAD SUNSHINE WEST VIC 3020	680000	22-May-23
2 GOTHIC COURT SUNSHINE WEST VIC 3020	725000	01-Jun-23
66 HILMA STREET SUNSHINE WEST VIC 3020	845000	22-Apr-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 September 2023



66 FAIRBAIRN ROAD SUNSHINE WEST VIC 3020

Sold Price

680000 Sold Date **22-May-23**

 3  1  3

Distance **1.85km**



2 GOTHIC COURT SUNSHINE WEST VIC 3020

Sold Price

725000 Sold Date **01-Jun-23**

 3  1  2

Distance **0.35km**



66 HILMA STREET SUNSHINE WEST VIC 3020

Sold Price

845000 Sold Date **22-Apr-23**

 3  1  3

Distance **0.06km**

RS = Recent sale

UN = Undisclosed Sale

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