

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

14 FLORENCE PLACE 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

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$571,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 May 2023

to

30 Apr 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

9 DIANA DRIVE SUNSHINE WEST VIC 3020	620000	14-Mar-24
40 YOUNG STREET SUNSHINE WEST VIC 3020	645000	06-Mar-24
9 FEDERATION WAY SUNSHINE WEST VIC 3020	655000	29-Dec-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: 06 May 2024

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**9 DIANA DRIVE SUNSHINE WEST
VIC 3020**

 3  2  1

Sold Price

^{RS} **620000**

Sold Date

14-Mar-24

Distance

0.83km



**40 YOUNG STREET SUNSHINE
WEST VIC 3020**

 3  2  1

Sold Price

^{RS} **645000** ^{UN}

Sold Date

06-Mar-24

Distance

1.92km



**9 FEDERATION WAY SUNSHINE
WEST VIC 3020**

 3  2  2

Sold Price

655000

Sold Date

29-Dec-23

Distance

1.28km

RS = Recent sale

UN = Undisclosed Sale

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