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

12 WHITESIDES AVENUE 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	\$550,000	&	\$580,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$700,000	Prop	erty type	House		Suburb	Sunshine West
Period-from	01 Sep 2023	to	31 Aug 2	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
19 HENDRY STREET SUNSHINE WEST VIC 3020	\$610,000	20-Jul-24
9 PAULA CLOSE SUNSHINE WEST VIC 3020	\$631,000	17-Aug-24
16 WINGAN COURT SUNSHINE WEST VIC 3020	\$600,000	22-May-24

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: 04 September 2024





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19 HENDRY STREET SUNSHINE WEST VIC 3020

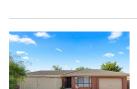
□ 1

Sold Price

RS \$610,000 Sold Date 20-Jul-24

Distance

0.65km



9 PAULA CLOSE SUNSHINE WEST Sold Price VIC 3020

** \$631,000 Sold Date 17-Aug-24

□ 3

Distance

1.68km



16 WINGAN COURT SUNSHINE WEST VIC 3020

■ 3

Sold Price

RS \$600,000 Sold Date 22-May-24

Distance

1.83km

RS = Recent sale

UN = Undisclosed Sale

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