

## 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

8A Libby Lane 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Sep 2018

to

31 Aug 2019

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

2 Lauren Lane Sunshine West VIC 3020	\$535,000	27-Apr-19
60 Kosa Avenue Sunshine West VIC 3020	\$590,000	02-Apr-19
13 Amore Drive Sunshine West VIC 3020	\$535,000	06-May-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: 30 September 2019

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**2 Lauren Lane Sunshine West VIC 3020**

Sold Price

**\$535,000**

Sold Date

**27-Apr-19**

3

2

2

Distance

**0.45km**



**60 Kosa Avenue Sunshine West VIC 3020**

Sold Price

**\$590,000**

Sold Date

**02-Apr-19**

3

2

2

Distance

**0.85km**



**13 Amore Drive Sunshine West VIC 3020**

Sold Price

**\$535,000**

Sold Date

**06-May-19**

3

2

1

Distance

**0.99km**

RS = Recent sale

UN = Undisclosed Sale

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