

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

2/11 MENTHA 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Mar 2024

to

28 Feb 2025

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

1/5 GLENGALA ROAD SUNSHINE WEST VIC 3020	\$635,000	14-Dec-24
2/3A LEWIS COURT SUNSHINE WEST VIC 3020	\$655,000	09-Oct-24
2/38 BARDSLEY STREET SUNSHINE WEST VIC 3020	\$638,000	06-Feb-25

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.~~

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1/5 GLENGALA ROAD SUNSHINE WEST VIC 3020

3 1 1

Sold Price ^{RS} **\$635,000** Sold Date **14-Dec-24**

Distance **1.7km**



2/3A LEWIS COURT SUNSHINE WEST VIC 3020

3 2 2

Sold Price **\$655,000** Sold Date **09-Oct-24**

Distance **1.76km**



2/38 BARDSLEY STREET SUNSHINE WEST VIC 3020

3 2 1

Sold Price ^{RS} **\$638,000** Sold Date **06-Feb-25**

Distance **1.56km**

RS = Recent sale **UN** = Undisclosed Sale

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