

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

107 JOAN 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

or range
between

\$740,000

&

\$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$685,000

Property type

House

Suburb

Sunshine West

Period-from

01 Nov 2023

to

31 Oct 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

54 FITZGERALD ROAD SUNSHINE WEST VIC 3020	\$900,000	22-Aug-24
70 FITZGERALD ROAD SUNSHINE WEST VIC 3020	\$780,000	25-Jul-24
32 MARK STREET SUNSHINE WEST VIC 3020	\$725,000	19-Oct-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: 25 November 2024



54 FITZGERALD ROAD SUNSHINE WEST VIC 3020

Sold Price

\$900,000

Sold Date

22-Aug-24



3



2



1

Distance

0.26km



70 FITZGERALD ROAD SUNSHINE WEST VIC 3020

Sold Price

\$780,000

Sold Date

25-Jul-24



4



2



3

Distance

0.16km



32 MARK STREET SUNSHINE WEST VIC 3020

Sold Price

\$725,000

Sold Date

19-Oct-24



3



1



3

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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