

## 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

66 GRESHAM WAY 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

\$745,000

Property type

House

Suburb

Sunshine West

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/47 WHITESIDES AVENUE SUNSHINE WEST VIC 3020	\$605,000	24-Dec-21
41 MCCOUBRIE AVENUE SUNSHINE WEST VIC 3020	\$590,000	23-Oct-21
22 CORELLA ROAD SUNSHINE WEST VIC 3020	\$615,000	01-Nov-21

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: 21 March 2022



## 1/47 WHITESIDES AVENUE SUNSHINE WEST VIC 3020

3 1 2

Sold Price **\$605,000** Sold Date **24-Dec-21**

Distance **1.65km**

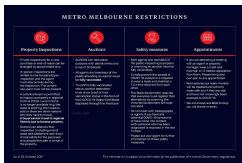


## 41 MCCOUBRIE AVENUE SUNSHINE WEST VIC 3020

3 1 1

Sold Price **\$590,000** Sold Date **23-Oct-21**

Distance **1.68km**



## 22 CORELLA ROAD SUNSHINE WEST VIC 3020

3 2 1

Sold Price **\$615,000** Sold Date **01-Nov-21**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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