

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

202/11 CHAMPA ROAD 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Apr 2024

to

31 Mar 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

209/11 CHAMPA ROAD SUNSHINE WEST VIC 3020	\$378,888	15-Dec-24
G01/11 CHAMPA ROAD SUNSHINE WEST VIC 3020	\$375,000	06-Jan-24
1 VINALL PLACE SUNSHINE WEST VIC 3020	\$360,000	26-Mar-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: 16 April 2025



209/11 CHAMPA ROAD SUNSHINE WEST VIC 3020

Sold Price

\$378,888

Sold Date

15-Dec-24

 2  1  1

Distance

0km



G01/11 CHAMPA ROAD SUNSHINE WEST VIC 3020

Sold Price

\$375,000

Sold Date

06-Jan-24

 1  1  1

Distance

0km



1 VINALL PLACE SUNSHINE WEST VIC 3020

Sold Price

\$360,000

Sold Date

26-Mar-24

 1  1  1

Distance

0.64km

RS = Recent sale

UN = Undisclosed Sale

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