

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

4/7 THE MEWS 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

\$450,000

&

\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,250

Property type

Other

Suburb

Sunshine West

Period-from

01 Apr 2022

to

31 Mar 2023

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

3/29 BARDSLEY STREET SUNSHINE WEST VIC 3020	\$460,000	22-Dec-22
1/1 PELLEW STREET SUNSHINE WEST VIC 3020	\$485,000	13-Feb-23
2/58 CALLAWAY BOULEVARD SUNSHINE WEST VIC 3020	\$450,000	07-Dec-22

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: 05 April 2023

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3/29 BARDSLEY STREET SUNSHINE WEST VIC 3020

2 1 1

Sold Price **\$460,000** Sold Date **22-Dec-22**

Distance **1.29km**



1/1 PELLEW STREET SUNSHINE WEST VIC 3020

2 1 1

Sold Price **\$485,000** Sold Date **13-Feb-23**

Distance **0.73km**



2/58 CALLAWAY BOULEVARD SUNSHINE WEST VIC 3020

2 1 1

Sold Price **\$450,000** Sold Date **07-Dec-22**

Distance **1.06km**

RS = Recent sale UN = Undisclosed Sale

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