

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

5/40 Mernda Street, Sunshine West Vic 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$420,000

&

\$462,000

Median sale price

Median price

\$480,750

Property Type

Unit

Suburb

Sunshine West

Period - From

20/05/2022

to

19/05/2023

Source

REIV

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 six 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	3/29 Bardsley St SUNSHINE WEST 3020	\$460,000	22/12/2022
2	1/6 Hendry St SUNSHINE WEST 3020	\$400,000	13/01/2023
3	3/41 Bardsley St SUNSHINE WEST 3020	\$382,000	15/12/2022

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 six months.~~

This Statement of Information was prepared on:

20/05/2023 15:11

5/40 Mernda Street, Sunshine West Vic 3020

Tony Gerace
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2 0 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$420,000 - \$462,000

Median Unit Price

20/05/2022 - 19/05/2023: \$480,750

Comparable Properties



3/29 Bardsley St SUNSHINE WEST 3020
(REI/VG)

Agent Comments

2 1 2

Price: \$460,000

Method: Private Sale

Date: 22/12/2022

Property Type: Unit



1/6 Hendry St SUNSHINE WEST 3020 (VG)

Agent Comments

2 0 0

Price: \$400,000

Method: Sale

Date: 13/01/2023

Property Type: Flat/Unit/Apartment (Res)



3/41 Bardsley St SUNSHINE WEST 3020
(REI/VG)

Agent Comments

2 1 3

Price: \$382,000

Method: Private Sale

Date: 15/12/2022

Property Type: Unit

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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