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

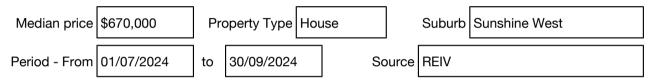
19 Hall Street, Sunshine West Vic 3020

Indicative selling price

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Single Price \$600,000

Median sale price



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	26 Raymond St SUNSHINE WEST 3020	\$680,000	23/11/2024
2	35 Hall St SUNSHINE WEST 3020	\$695,000	07/11/2024
3	22 Collenso St SUNSHINE WEST 3020	\$540,000	13/07/2024

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:

28/11/2024 16:31



19 Hall Street, Sunshine West Vic 3020





Property Type: Agent Comments

Tony Gerace 03 9687 1344 0411 121701 tonygerace@burnham.com.au

Indicative Selling Price \$600,000 Median House Price September quarter 2024: \$670,000

Comparable Properties



26 Raymond St SUNSHINE WEST 3020 (REI)



Price: \$680,000 Method: Auction Sale Date: 23/11/2024 Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments

Larger block (30m2 approx) Slightly better condition Larger home

35 Hall St SUNSHINE WEST 3020 (REI)



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Agent Comments

Much better home - refurbished Smaller block (-50m2 approx)

Price: \$695,000 Method: Auction Sale Date: 07/11/2024 Property Type: House (Res)



22 Collenso St SUNSHINE WEST 3020 (REI/VG)

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Agent Comments Refurbished Not as good location

Price: \$540,000 Method: Auction Sale Date: 13/07/2024 Property Type: House (Res) Land Size: 647 sqm approx

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



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