

# 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

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price range

\$530,000

&

\$550,000

### Median sale price

Median price

\$670,000

Property Type

House

Suburb

Sunshine West

Period - From

01/07/2024

to

30/09/2024

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	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

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**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$530,000 - \$550,000  
**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)**



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

Agent Comments

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



**22 Collenso St SUNSHINE WEST 3020 (REI/VG)**



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

Agent Comments

Refurbished Not as good location

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



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