

## 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

1/9 HALL STREET SUNSHINE WEST VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jun 2022

to

31 May 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

2/47 WHITESIDES AVENUE SUNSHINE WEST VIC 3020	\$690,000	12-May-23
21 MYERS STREET SUNSHINE WEST VIC 3020	\$688,000	29-Apr-23
1/169 GLENGALA ROAD SUNSHINE WEST VIC 3020	\$715,000	04-Mar-23

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: 19 June 2023



**2/47 WHITESIDES AVENUE  
SUNSHINE WEST VIC 3020**

 3  2  1

Sold Price

<sup>RS</sup> **\$690,000** Sold Date **12-May-23**

Distance **0.97km**



**21 MYERS STREET SUNSHINE  
WEST VIC 3020**

 3  2  1

Sold Price

<sup>RS</sup> **\$688,000** Sold Date **29-Apr-23**

Distance **0.32km**



**1/169 GLENGALA ROAD SUNSHINE  
WEST VIC 3020**

 3  2  1

Sold Price

**\$715,000** Sold Date **04-Mar-23**

Distance **0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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