

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

2/17 ESTELLE STREET 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,500

Property type

Unit

Suburb

Sunshine West

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/27 BARDSLEY STREET SUNSHINE WEST VIC 3020	\$615,000	15-Apr-22
22 KOSA AVENUE SUNSHINE WEST VIC 3020	\$610,000	16-Jul-22
3/16 JAMES STREET SUNSHINE WEST VIC 3020	\$599,000	21-May-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: 28 September 2022



**2/27 BARDSLEY STREET
SUNSHINE WEST VIC 3020**

3 1 1

Sold Price

\$615,000

Sold Date

15-Apr-22

Distance

1.1km



**22 KOSA AVENUE SUNSHINE
WEST VIC 3020**

3 2 2

Sold Price

\$610,000

Sold Date

16-Jul-22

Distance

1.83km



**3/16 JAMES STREET SUNSHINE
WEST VIC 3020**

2 2 1

Sold Price

\$599,000

Sold Date

21-May-22

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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