

## 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

1/37 BARDSLEY 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

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Apr 2022

to

31 Mar 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

2/49 GLENGALA ROAD SUNSHINE WEST VIC 3020	\$620,000	31-Oct-22
5A AINSWORTH STREET SUNSHINE WEST VIC 3020	\$640,000	12-Apr-23
23 MENTHA STREET SUNSHINE WEST VIC 3020	\$635,000	02-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: 20 April 2023



**2/49 GLENGALA ROAD SUNSHINE  
WEST VIC 3020**

3 - -

Sold Price

**\$620,000**

Sold Date

**31-Oct-22**

Distance

**0.21km**



**5A AINSWORTH STREET  
SUNSHINE WEST VIC 3020**

3 1 2

Sold Price

<sup>RS</sup> **\$640,000**

Sold Date

**12-Apr-23**

Distance

**0.52km**



**23 MENTHA STREET SUNSHINE  
WEST VIC 3020**

3 2 1

Sold Price

<sup>RS</sup> **\$635,000**

Sold Date

**02-Mar-23**

Distance

**1.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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