

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	204/11 Champa Road Sunshine West, 3020
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### Indicative selling price

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

Range between	\$290,000 & \$310,000
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### Median sale price

Median price	\$675,000	Property Type	HOUSE	Suburb	SUNSHINE WEST
Period - From	01-Oct-2022	to	30-Sep-2023	Source	REA

### Comparable property sales

	Address of comparable property	Price	Date of sale
1	1/11 Song Street Sunshine West VIC 3020	\$300,000	23-Aug-2023
2	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED
3	NOT PROVIDED	NOT PROVIDED	NOT PROVIDED

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 04-Jun-2024 at 7:38:31 PM EST