

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

2/7 THE MEWS 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

\$550,000

&

\$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$751,250

Property type

Other

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

23 MENTHA STREET SUNSHINE WEST VIC 3020	\$635,000	02-Mar-23
1/169 GLENGALA ROAD SUNSHINE WEST VIC 3020	\$715,000	04-Mar-23
1A ST ANDREW STREET SUNSHINE WEST VIC 3020	\$750,000	17-Feb-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.~~

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23 MENTHA STREET SUNSHINE WEST VIC 3020

3 2 1

Sold Price

^{RS}

\$635,000

Sold Date

02-Mar-23

Distance

0.99km



1/169 GLENGALA ROAD SUNSHINE WEST VIC 3020

3 2 1

Sold Price

^{RS}

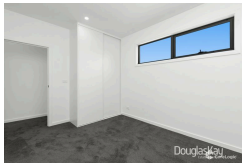
\$715,000

Sold Date

04-Mar-23

Distance

0.51km



1A ST ANDREW STREET SUNSHINE WEST VIC 3020

3 2 1

Sold Price

^{RS}

\$750,000

Sold Date

17-Feb-23

Distance

0.97km

RS = Recent sale

UN = Undisclosed Sale

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