

## 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

12 VALENTINE CRESCENT 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

\$600,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$751,250

Property type

House

Suburb

Sunshine West

Period-from

01 Mar 2022

to

28 Feb 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

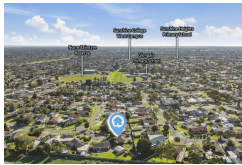
Date of sale

4 JONES COURT SUNSHINE WEST VIC 3020	\$615,000	10-Aug-22
4 KAY COURT SUNSHINE WEST VIC 3020	\$630,000	18-Nov-22
3 FELSTEAD AVENUE SUNSHINE WEST VIC 3020	\$605,000	07-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 March 2023



**4 JONES COURT SUNSHINE WEST  
VIC 3020**

Sold Price

**\$615,000**

Sold Date

**10-Aug-22**

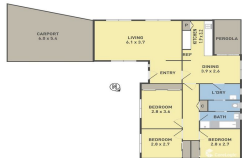
3

1

1

Distance

**0.09km**



**4 KAY COURT SUNSHINE WEST  
VIC 3020**

Sold Price

**\$630,000**

Sold Date

**18-Nov-22**

3

1

3

Distance

**0.21km**



**3 FELSTEAD AVENUE SUNSHINE  
WEST VIC 3020**

Sold Price

**\$605,000**

Sold Date

**07-May-22**

3

1

2

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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