

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

2/10 Myers 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

\$480,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$705,000

Property type

Land

Suburb

Sunshine West

Period-from

01 May 2019

to

30 Apr 2020

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

24 Pellow Street Sunshine West VIC 3020	\$550,000	13-Nov-19
3/75-77 Glengala Road Sunshine West VIC 3020	\$478,888	21-Feb-20

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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24 Pellew Street Sunshine West VIC 3020 Sold Price **\$550,000** Sold Date **13-Nov-19**

2 1 1

Distance **0.33km**



3/75-77 Glengala Road Sunshine West VIC 3020 Sold Price ^{RS} **\$478,888** Sold Date **21-Feb-20**

2 1 1

Distance **0.48km**

RS = Recent sale **UN** = Undisclosed Sale

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