

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

205 Hall 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

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

*House

X

*Unit

Suburb

Sunshine West

Period-from

01 Mar 2018

to

28 Feb 2019

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 six 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

135 Hilma Street Sunshine West VIC 3020	\$652,000	10-Jul-18
70 Hilma Street Sunshine West VIC 3020	\$650,000	31-Mar-18
34 Hall Street Sunshine West VIC 3020	\$660,000	23-Jan-19

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 six months.~~

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135 Hilma Street Sunshine West VIC 3020 Sold Price **\$652,000** Sold Date **10-Jul-18**
Distance **0.27km**
3 1 2



70 Hilma Street Sunshine West VIC 3020 Sold Price **\$650,000** Sold Date **31-Mar-18**
Distance **0.84km**
3 1 2



34 Hall Street Sunshine West VIC 3020 Sold Price ^{RS} **\$660,000** ^{UN} Sold Date **23-Jan-19**
Distance **1.02km**
4 2 1

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

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