

## 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

63 RIDGEWAY PARADE 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

\$720,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$697,500

Property type

House

Suburb

Sunshine West

Period-from

01 Oct 2023

to

30 Sep 2024

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

|                                          |           |           |
|------------------------------------------|-----------|-----------|
| 27 MAILEY STREET SUNSHINE WEST VIC 3020  | \$740,000 | 18-Sep-24 |
| 38 RALPH STREET SUNSHINE WEST VIC 3020   | \$765,000 | 20-Sep-24 |
| 34 DINNELL STREET SUNSHINE WEST VIC 3020 | \$770,000 | 09-Oct-24 |

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: 30 October 2024



## 27 MAILEY STREET SUNSHINE WEST VIC 3020

4 2 2

Sold Price

<sup>RS</sup> \$740,000

Sold Date

18-Sep-24

Distance

1.05km



## 38 RALPH STREET SUNSHINE WEST VIC 3020

3 1 2

Sold Price

<sup>RS</sup> \$765,000

Sold Date

20-Sep-24

Distance

0.81km



## 34 DINNELL STREET SUNSHINE WEST VIC 3020

4 1 1

Sold Price

<sup>RS</sup> \$770,000

Sold Date

09-Oct-24

Distance

0.68km

RS = Recent sale

UN = Undisclosed Sale

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