

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

153 THE AVENUE 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,500

Property type

Unit

Suburb

Sunshine West

Period-from

01 Aug 2021

to

31 Jul 2022

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

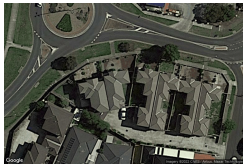
Date of sale

155 THE AVENUE SUNSHINE WEST VIC 3020	\$592,500	01-Jul-22
17 LINK ROAD SUNSHINE WEST VIC 3020	\$710,000	12-May-22
4 DANTE DRIVE SUNSHINE WEST VIC 3020	\$658,000	31-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: 31 August 2022



155 THE AVENUE SUNSHINE WEST VIC 3020 Sold Price **\$592,500** Sold Date **01-Jul-22**
 Distance **0.02km**
 3 2 2



17 LINK ROAD SUNSHINE WEST VIC 3020 Sold Price ^{RS} **\$710,000** Sold Date **12-May-22**
 Distance **0.1km**
 3 3 2

4 DANTE DRIVE SUNSHINE WEST VIC 3020 Sold Price **\$658,000** Sold Date **31-May-22**
 Distance **0.89km**
 4 2 2

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

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