

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

1/28 Whitesides 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

Other

Suburb

Sunshine West

Period-from

01 Jun 2020

to

31 May 2021

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

2/28 Links Street Sunshine West VIC 3020	\$520,000	14-May-21
67 Armstrong Street Sunshine West VIC 3020	\$526,000	10-Apr-21
147 Ridgeway Parade Sunshine West VIC 3020	\$580,000	27-Mar-21

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 June 2021

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**2/28 Links Street Sunshine West
 VIC 3020**

3 1 1

Sold Price

^{RS} **\$520,000**

Sold Date

14-May-21

Distance

0.49km



**67 Armstrong Street Sunshine West
 VIC 3020**

2 1 1

Sold Price

\$526,000

Sold Date

10-Apr-21

Distance

1.32km



**147 Ridgeway Parade Sunshine
 West VIC 3020**

3 1 1

Sold Price

\$580,000

Sold Date

27-Mar-21

Distance

0.64km

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

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