

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 AINSWORTH 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$689,000

Property type

House

Suburb

Sunshine West

Period-from

01 Apr 2023

to

31 Mar 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

| | | |
|--|-----------|-----------|
| 18 DAVEY STREET SUNSHINE WEST VIC 3020 | \$787,000 | 02-Mar-24 |
| 12 RALPH STREET SUNSHINE WEST VIC 3020 | \$818,000 | 02-Apr-24 |
| 9 ALDEN STREET SUNSHINE WEST VIC 3020 | \$830,000 | 24-Feb-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: 19 April 2024

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18 DAVEY STREET SUNSHINE WEST VIC 3020

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Sold Price

^{RS} **\$787,000**

Sold Date **02-Mar-24**

Distance **0.56km**



12 RALPH STREET SUNSHINE WEST VIC 3020

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Sold Price

^{RS} **\$818,000**

Sold Date **02-Apr-24**

Distance **1.49km**



9 ALDEN STREET SUNSHINE WEST VIC 3020

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Sold Price

^{RS} **\$830,000**

Sold Date **24-Feb-24**

Distance **1.25km**

RS = Recent sale UN = Undisclosed Sale

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