

## 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

1/23 BARDSLEY STREET SUNSHINE WEST VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 May 2023

to

30 Apr 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

5/10 HENDRY STREET SUNSHINE WEST VIC 3020	\$428,000	10-Jan-24
1/38 LINKS STREET SUNSHINE WEST VIC 3020	\$460,000	05-Jan-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: 29 May 2024



**5/10 HENDRY STREET SUNSHINE  
WEST VIC 3020**

 2  1  1

Sold Price **\$428,000** Sold Date **10-Jan-24**

Distance **0.81km**



**1/38 LINKS STREET SUNSHINE  
WEST VIC 3020**

 2  1  1

Sold Price <sup>RS</sup> **\$460,000** Sold Date **05-Jan-24**

Distance **1.26km**

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

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