

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 JOWETT 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

House

Suburb

Sunshine West

Period-from

01 Jun 2022

to

31 May 2023

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

3 KAY COURT SUNSHINE WEST VIC 3020	\$680,000	22-Nov-22
4 KAY COURT SUNSHINE WEST VIC 3020	\$630,000	18-Nov-22
39 FELSTEAD AVENUE SUNSHINE WEST VIC 3020	\$630,000	21-Mar-23

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: 17 June 2023

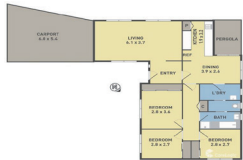


**3 KAY COURT SUNSHINE WEST
VIC 3020**

3 1 5

Sold Price **\$680,000** Sold Date **22-Nov-22**

Distance **0.26km**



**4 KAY COURT SUNSHINE WEST
VIC 3020**

3 1 3

Sold Price **\$630,000** Sold Date **18-Nov-22**

Distance **0.27km**



**39 FELSTEAD AVENUE SUNSHINE
WEST VIC 3020**

3 1 3

Sold Price Sold Date **21-Mar-23**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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