

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 OAKES COURT 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Sunshine West

Period-from

01 Sep 2022

to

31 Aug 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

8 MARCHANT CRESCENT SUNSHINE WEST VIC 3020	\$637,000	03-Aug-23
12 VALENTINE CRESCENT SUNSHINE WEST VIC 3020	\$600,000	08-Jun-23
13 MARCHANT CRESCENT SUNSHINE WEST VIC 3020	\$650,000	21-Jul-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: 01 September 2023



**8 MARCHANT CRESCENT
SUNSHINE WEST VIC 3020**

 3  1  1

Sold Price ^{RS} **\$637,000** Sold Date **03-Aug-23**

Distance **0.25km**



**12 VALENTINE CRESCENT
SUNSHINE WEST VIC 3020**

 3  1  1

Sold Price **\$600,000** Sold Date **08-Jun-23**

Distance **0.14km**



**13 MARCHANT CRESCENT
SUNSHINE WEST VIC 3020**

 3  1  1

Sold Price ^{RS} **\$650,000** Sold Date **21-Jul-23**

Distance **0.29km**

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

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