

## 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

11 JAMES 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

\$695,000

&

\$760,000

### 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

|   |           |           |
|---|-----------|-----------|
| 18 DAPHNE STREET SUNSHINE WEST VIC 3020     | \$730,000 | 16-Jan-23 |
| 71 WHITESIDES AVENUE SUNSHINE WEST VIC 3020 | \$795,000 | 02-Nov-22 |
| 48 VERNON CRESCENT SUNSHINE WEST VIC 3020   | \$797,000 | 21-May-22 |

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: 05 September 2023

**18 DAPHNE STREET SUNSHINE  
WEST VIC 3020**

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Sold Price **\$730,000** Sold Date **16-Jan-23**Distance **0.16km****71 WHITESIDES AVENUE  
SUNSHINE WEST VIC 3020**

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Sold Price **\$795,000** Sold Date **02-Nov-22**Distance **0.24km****48 VERNON CRESCENT SUNSHINE  
WEST VIC 3020**

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Sold Price **\$797,000** Sold Date **21-May-22**Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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