

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

16 ISABEL DRIVE 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

\$760,000

or range
between

&

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

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
4 ROANOKE GROVE DEER PARK VIC 3023	\$685,000	19-Apr-24
91 CORNWALL ROAD SUNSHINE VIC 3020	\$800,000	01-May-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: 06 May 2024

**4 ROANOKE GROVE DEER PARK
VIC 3023**

Sold Price

RS

\$685,000

Sold Date

19-Apr-24

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Distance

2.88km**91 CORNWALL ROAD SUNSHINE
VIC 3020**

Sold Price

RS

\$800,000

Sold Date

01-May-24

- - -

Distance

3.95km

RS = Recent sale

UN = Undisclosed Sale

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