

## 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

2/9 HALL 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

\$630,000

&

\$670,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Oct 2022

to

30 Sep 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

1/9 HALL STREET SUNSHINE WEST VIC 3020	\$695,000	20-Jul-23
32A YARALLA CRESCENT SUNSHINE WEST VIC 3020	\$732,500	01-Jul-23
10 CHAMPA ROAD SUNSHINE WEST VIC 3020	\$630,000	01-Jun-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: 11 October 2023



**1/9 HALL STREET SUNSHINE WEST VIC 3020** Sold Price **\$695,000** Sold Date **20-Jul-23**

 3  2  2

Distance **0.01km**



**32A YARALLA CRESCENT SUNSHINE WEST VIC 3020** Sold Price **\$732,500** Sold Date **01-Jul-23**

 3  2  2

Distance **0.39km**



**10 CHAMPA ROAD SUNSHINE WEST VIC 3020** Sold Price **\$630,000** Sold Date **01-Jun-23**

 3  2  1

Distance **1.47km**

RS = Recent sale      UN = Undisclosed Sale

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