

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 AUSTRAL PLACE 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

\$599,999

&

\$649,999

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Sunshine West

Period-from

01 Jun 2023

to

31 May 2024

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

4 HYETT COURT SUNSHINE WEST VIC 3020	\$605,000	25-Jan-24
1 HYETT COURT SUNSHINE WEST VIC 3020	\$610,500	13-Apr-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: 05 June 2024



**4 HYETT COURT SUNSHINE WEST
VIC 3020**

3 1 1

Sold Price

\$605,000

Sold Date

25-Jan-24

Distance

0.67km



**1 HYETT COURT SUNSHINE WEST
VIC 3020**

3 1 1

Sold Price

^{RS}
\$610,500

Sold Date

13-Apr-24

Distance

0.72km

RS = Recent sale

UN = Undisclosed Sale

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