

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

Open Inspections & Auctions.

Open Inspections
Those who are fully vaccinated can attend open inspections. Agents and any other employees of the agency of the opens also need to be fully vaccinated. Those with an unknown vaccination status or unwilling to show their vaccination status may only inspect by private appointment, one hour ahead of a show.
Density quotients: 1 per 4 sqm.

Auctions
Those who are fully vaccinated can attend on-line auctions. Agents and any other employees of the agency of the auction need to be fully vaccinated. Those with an unknown vaccination status or unwilling to show their vaccination status may only bid online.
Density quotients: 1 per 2sqm for outdoor inspection.

Please do not attend/enter the property if you have:
1. Covid-19 unless fully vaccinated who has been diagnosed/posed with the virus in the last 14 days.
2. Any COVID-19 symptoms.

22 COLLENZO STREET, SUNSHINE WEST, 3 1 1

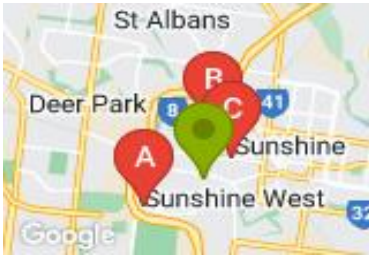
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$580,000 to \$620,000

Provided by: Bailey Chircop , Ray White Caroline Springs

MEDIAN SALE PRICE



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (House)

\$705,000

01 April 2023 to 31 March 2024

Provided by: pricfinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



16 WINGAN CRT, SUNSHINE WEST, VIC 3020 3 1 1

Sale Price

***\$600,000**

Sale Date: 22/05/2024

Distance from Property: 1.8km



63 NORWOOD ST, ALBION, VIC 3020 3 1 2

Sale Price

***\$615,000**

Sale Date: 15/05/2024

Distance from Property: 1.4km



72 FORREST ST, ALBION, VIC 3020 3 2 2

Sale Price

\$620,000

Sale Date: 04/04/2024

Distance from Property: 918m



This report has been compiled on 11/06/2024 by Ray White Caroline Springs. Property Data Solutions Pty Ltd 2024 - www.pricfinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

22 COLLENSO STREET, SUNSHINE WEST, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range: \$580,000 to \$620,000


Median sale price

Median price: \$705,000

Property type: House

Suburb: SUNSHINE WEST

Period: 01 April 2023 to 31 March 2024

Source: 

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
16 WINGAN CRT, SUNSHINE WEST, VIC 3020	*\$600,000	22/05/2024
63 NORWOOD ST, ALBION, VIC 3020	*\$615,000	15/05/2024
72 FORREST ST, ALBION, VIC 3020	\$620,000	04/04/2024

This Statement of Information was prepared on: 11/06/2024