

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 32 Collenso Street, Sunshine West, Victoria, 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 \$1,050,000 & \$1,150,000

Median sale price

Median price \$653,250 Property type House Suburb Sunshine West
Period - From 01.12.2022 to 01.11.2023 Source REA

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 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 |
|-------------------------------------|-------------|--------------|
| 1 25 Bardsley Street, Sunshine West | \$1,041,000 | 14.11.2023 |
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This Statement of Information was prepared on: 5 December 2023