

## 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 GRESHAM WAY 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

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Sunshine West

Period-from

01 Nov 2022

to

31 Oct 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

| Address of comparable property        | Price     | Date of sale |
|---------------------------------------|-----------|--------------|
| 34 GRESHAM WAY SUNSHINE WEST VIC 3020 | \$628,000 | 28-Feb-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: 14 November 2023



**34 GRESHAM WAY SUNSHINE  
WEST VIC 3020**

 3  2  1

Sold Price

**\$628,000**

Sold Date

**28-Feb-23**

Distance

**0.01km**

RS = Recent sale

UN = Undisclosed Sale

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