

## 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

4/10 MYERS 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$557,500

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jun 2022

to

31 May 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

1/141 GLENGALA ROAD SUNSHINE WEST VIC 3020	\$580,000	17-Mar-23
2/2 DAY STREET SUNSHINE WEST VIC 3020	\$595,000	22-Dec-21

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: 09 June 2023

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**1/141 GLENGALA ROAD SUNSHINE WEST VIC 3020** Sold Price **\$580,000** Sold Date **17-Mar-23**

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Distance **0.22km****2/2 DAY STREET SUNSHINE WEST VIC 3020** Sold Price **\$595,000** Sold Date **22-Dec-21**

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Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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