

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 5 Buckingham Crescent, Sunshine West, VIC 3020

Indicative selling price

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

Price Range

\$620,000

&

\$660,000

Median sale price

Median price

\$653,000

Property Type

House

Suburb

Sunshine West (3020)

Period - From

03/04/2023

to

31/07/2023

Source

RP Data

Comparable property sales

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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
5 IVORY COURT, SUNSHINE WEST VIC 3020	\$615,000	03/06/2023
66 FAIRBAIRN ROAD, SUNSHINE WEST VIC 3020	\$680,000	23/06/2023
43 WARMINGTON ROAD, SUNSHINE WEST VIC 3020	\$600,000	23/02/2023

This Statement of Information was prepared on: 31/07/2023