

## 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 FELSTEAD AVENUE 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

\$630,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Sunshine West

Period-from

01 Sep 2022

to

31 Aug 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

|   |           |           |
|---|-----------|-----------|
| 66 FAIRBAIRN ROAD SUNSHINE WEST VIC 3020    | \$680,000 | 22-May-23 |
| 40 DALTON STREET SUNSHINE WEST VIC 3020     | \$657,000 | 23-May-23 |
| 13 MARCHANT CRESCENT SUNSHINE WEST VIC 3020 | \$650,000 | 21-Jul-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: 07 September 2023

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**66 FAIRBAIRN ROAD SUNSHINE WEST VIC 3020**

 3  
  1  
  3

Sold Price      **\$680,000**   Sold Date   **22-May-23**

Distance      **0.46km**



**40 DALTON STREET SUNSHINE WEST VIC 3020**

 3  
  1  
  1

Sold Price      **\$657,000**   Sold Date   **23-May-23**

Distance      **0.62km**



**13 MARCHANT CRESCENT SUNSHINE WEST VIC 3020**

 3  
  1  
  1

Sold Price      <sup>RS</sup> **\$650,000**   Sold Date   **21-Jul-23**

Distance      **0.41km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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