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

6 Fremont Parade, Sunshine West Vic 3020

Indicative selling price

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

Range between | $570,000 | & | $620,000

Median sale price

| Median price | $710,000 | Property Type | House | Suburb | Sunshine West |

| Period - From | 01/01/2023 | to | 31/12/2023 | Source | REIV |

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	67 Hilma St SUNSHINE WEST 3020	$650,000	10/01/2024
2	4 Hyett Ct SUNSHINE WEST 3020	$605,000	25/01/2024
3	9 Emslie St SUNSHINE WEST 3020	$570,000	18/01/2024

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 six months.~~

This Statement of Information was prepared on: 11/03/2024 14:11

CONSUMER AFFAIRS VICTORIA

6 Fremont Parade, Sunshine West Vic 3020

Tony Gerace
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🛏 3   🛁 1   🚗 0

Rooms: 6
Property Type: House
Land Size: 584 sqm approx

Agent Comments

Indicative Selling Price
$570,000 - $620,000
Median House Price
Year ending December 2023: $710,000

Comparable Properties

67 Hilma St SUNSHINE WEST 3020 (REI)

🛏 3   🛁 1   🚗 2

Price: $650,000
Method: Private Sale
Date: 10/01/2024
Property Type: House

Agent Comments

4 Hyett Ct SUNSHINE WEST 3020 (REI)

🛏 3   🛁 1   🚗 1

Price: $605,000
Method: Private Sale
Date: 25/01/2024
Property Type: House

Agent Comments

9 Emslie St SUNSHINE WEST 3020 (REI)

🛏 3   🛁 1   🚗 1

Price: $570,000
Method: Private Sale
Date: 18/01/2024
Property Type: House

Agent Comments