## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

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 &	\$62	520,000
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### Median sale price

Median price \$710,000	Property Type	House	Suburb	Sunshine West
Period - From 01/01/2023	to 31/12/2023	Source	e 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

Add	dress 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 comparableproperties 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









Rooms: 6

Property Type: House Land Size: 584 sqm approx

**Agent Comments** 

Tony Gerace 03 9687 1344 0411 121701 tonygerace@burnham.com.au

**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



**€** 2

Price: \$650.000 Method: Private Sale Date: 10/01/2024 Property Type: House

Agent Comments

**Agent Comments** 

**Agent Comments** 



4 Hyett Ct SUNSHINE WEST 3020 (REI)





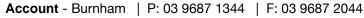


Price: \$605,000 Method: Private Sale Date: 25/01/2024 Property Type: House





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



propertydata