

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 ROOKE COURT SUNSHINE WEST VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$710,000

Property type

House

Suburb

Sunshine West

Period-from

01 Jun 2023

to

31 May 2024

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 MOURELL STREET SUNSHINE WEST VIC 3020	\$640,000	15-Jun-24
57 TALINTYRE ROAD SUNSHINE WEST VIC 3020	\$667,000	14-Apr-24
23 DRINKWATER CRESCENT SUNSHINE WEST VIC 3020	\$670,000	06-Mar-24

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.~~

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**1 MOURELL STREET SUNSHINE
WEST VIC 3020**

 3  1  -

Sold Price ^{RS} **\$640,000** Sold Date **15-Jun-24**

Distance **0.12km**



**57 TALINTYRE ROAD SUNSHINE
WEST VIC 3020**

 3  1  2

Sold Price **\$667,000** Sold Date **14-Apr-24**

Distance **0.24km**



**23 DRINKWATER CRESCENT
SUNSHINE WEST VIC 3020**

 3  2  2

Sold Price **\$670,000** Sold Date **06-Mar-24**

Distance **0.63km**

RS = Recent sale UN = Undisclosed Sale

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