

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

70 FITZGERALD ROAD 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

\$750,000

&

\$790,000

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

86 HILMA STREET SUNSHINE WEST VIC 3020	\$795,000	01-Jun-24
30 GLENCAIRN AVENUE DEER PARK VIC 3023	\$802,000	25-May-24
13 PIONEER DRIVE DEER PARK VIC 3023	\$770,000	23-May-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.~~

This Statement of Information was prepared on: 11 June 2024

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**86 HILMA STREET SUNSHINE
WEST VIC 3020**

 4  1  2

Sold Price ^{RS} **\$795,000** Sold Date **01-Jun-24**

Distance **0.7km**



**30 GLENCAIRN AVENUE DEER
PARK VIC 3023**

 3  1  2

Sold Price ^{RS} **\$802,000** Sold Date **25-May-24**

Distance **2.5km**



**13 PIONEER DRIVE DEER PARK VIC
3023**

 4  2  2

Sold Price ^{RS} **\$770,000** Sold Date **23-May-24**

Distance **3.05km**

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

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