

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

9 ALDEN STREET 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

\$670,000

Property type

House

Suburb

Sunshine West

Period-from

01 Jan 2023

to

31 Dec 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

3 MARK STREET SUNSHINE WEST VIC 3020	\$760,000	23-Sep-23
64 WHITESIDES AVENUE SUNSHINE WEST VIC 3020	\$747,500	27-Sep-23
88 ALLISON STREET SUNSHINE WEST VIC 3020	\$814,000	09-Dec-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: 30 January 2024



**3 MARK STREET SUNSHINE WEST
VIC 3020**

3 1 -

Sold Price **\$760,000** Sold Date **23-Sep-23**

Distance **0.53km**



**64 WHITESIDES AVENUE
SUNSHINE WEST VIC 3020**

3 1 -

Sold Price **\$747,500** Sold Date **27-Sep-23**

Distance **0.24km**



**88 ALLISON STREET SUNSHINE
WEST VIC 3020**

3 1 2

Sold Price ^{RS} **\$814,000** Sold Date **09-Dec-23**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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