

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 KOSA AVENUE 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

\$880,000

&

\$950,000

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

16 FONTANA CLOSE SUNSHINE WEST VIC 3020	\$890,000	24-May-24
63 EUROPA BEND SUNSHINE WEST VIC 3020	\$935,000	10-Feb-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: 26 June 2024



**16 FONTANA CLOSE SUNSHINE
WEST VIC 3020**

 4  2  2

Sold Price

^{RS} **\$890,000**

Sold Date **24-May-24**

Distance **0.22km**



**63 EUROPA BEND SUNSHINE
WEST VIC 3020**

 4  2  2

Sold Price

\$935,000

Sold Date **10-Feb-24**

Distance **0.91km**

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

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