

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 VERONICA PLACE 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

\$850,000

&

\$920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$708,000

Property type

House

Suburb

Sunshine West

Period-from

01 Dec 2022

to

30 Nov 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

9 GUAVA CLOSE SUNSHINE WEST VIC 3020	\$925,000	24-Aug-23
2 KUTCHER COURT SUNSHINE WEST VIC 3020	\$855,000	06-Nov-23
10 EUCALYPTUS COURT SUNSHINE WEST VIC 3020	\$890,000	21-Aug-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.~~

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**9 GUAVA CLOSE SUNSHINE WEST
VIC 3020**

 4  2  2

Sold Price

\$925,000

Sold Date **24-Aug-23**

Distance **0.23km**



**2 KUTCHER COURT SUNSHINE
WEST VIC 3020**

 3  2  4

Sold Price

^{RS} **\$855,000** Sold Date **06-Nov-23**

Distance **0.42km**



**10 EUCALYPTUS COURT SUNSHINE
WEST VIC 3020**

 3  2  6

Sold Price

\$890,000

Sold Date **21-Aug-23**

Distance **0.74km**

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

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