

## 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

4/10 Myers Street Sunshine West VIC 3020

### Indicative selling price

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

Single Price

or range  
between

\$420,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/6 Hendry Street Sunshine West VIC 3020	\$416,500	04-Nov-20
57 Fontana Close Sunshine West VIC 3020	\$420,000	19-Jul-20
51 Sierra Avenue Sunshine West VIC 3020	\$440,000	05-Nov-20

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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**2/6 Hendry Street Sunshine West  
VIC 3020**

2 1 1

Sold Price

<sup>RS</sup> **\$416,500** Sold Date **04-Nov-20**

Distance **0.53km**



**57 Fontana Close Sunshine West  
VIC 3020**

2 1 1

Sold Price

**\$420,000** Sold Date **19-Jul-20**

Distance **1.22km**



**51 Sierra Avenue Sunshine West  
VIC 3020**

2 1 1

Sold Price

<sup>RS</sup> **\$440,000** Sold Date **05-Nov-20**

Distance **1.29km**

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

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