

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

6 Harwood Close 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

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Sunshine West

Period-from

01 Mar 2019

to

29 Feb 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

| | | |
|---|-----------|-----------|
| 130 Hilma Street Sunshine West VIC 3020 | \$808,500 | 13-Feb-19 |
| 46 Allison Street Sunshine West VIC 3020 | \$780,000 | 07-Dec-19 |
| 84 Fitzgerald Road Sunshine West VIC 3020 | \$840,000 | 07-Aug-19 |

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 March 2020



130 Hilma Street Sunshine West VIC 3020 Sold Price **\$808,500** Sold Date **13-Feb-19**
 Distance **0.12km**
 4 beds 1 bathroom 2 cars



46 Allison Street Sunshine West VIC 3020 Sold Price ^{RS} **\$780,000** Sold Date **07-Dec-19**
 Distance **0.17km**
 4 beds 2 bathrooms - cars



84 Fitzgerald Road Sunshine West VIC 3020 Sold Price **\$840,000** Sold Date **07-Aug-19**
 Distance **0.35km**
 3 beds 2 bathrooms 2 cars

RS = Recent sale UN = Undisclosed Sale

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