

## 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

6/1 Hendry 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

\$370,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 May 2020

to

30 Apr 2021

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	20-Oct-20
2/26 Mailey Street Sunshine West VIC 3020	\$385,000	25-May-20
1/26 Mailey Street Sunshine West VIC 3020	\$417,000	26-Oct-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.~~

This Statement of Information was prepared on: 05 May 2021

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

2 1 1

Sold Price **\$416,500** Sold Date **20-Oct-20**

Distance **0.1km**



**2/26 Mailey Street Sunshine West  
 VIC 3020**

2 1 1

Sold Price **\$385,000** Sold Date **25-May-20**

Distance **0.48km**



**1/26 Mailey Street Sunshine West  
 VIC 3020**

2 1 1

Sold Price **\$417,000** Sold Date **26-Oct-20**

Distance **0.49km**

RS = Recent sale      UN = Undisclosed Sale

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