

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 3B Bell Street, Sunshine West, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$630,000

&

\$660,000

Median sale price

Median price

\$600,000

Property Type

Townhouse

Suburb

Sunshine West (3020)

Period - From

11/07/2020

to

11/01/2021

Source

RP Data

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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
11 CALLAWAY BOULEVARD, SUNSHINE WEST VIC 3020	\$640,000	04/12/2020
65A WHITESIDES AVENUE, SUNSHINE WEST VIC 3020	\$655,555	25/06/2020
17 AMORE DRIVE, SUNSHINE WEST VIC 3020	\$640,000	10/10/2020

This Statement of Information was prepared on: 12/01/2021