

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

45 Learmonth Crescent 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunshine West

Period-from

01 Jun 2020

to

31 May 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

34 Buckingham Crescent Sunshine West VIC 3020	\$637,000	15-May-21
5 Pickersgill Avenue Sunshine West VIC 3020	\$630,000	28-May-21
5 Kenney Street Sunshine West VIC 3020	\$640,000	29-May-21

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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Tan Truong
 P 93009005
 M 0403214933
 E tan@bellsrealestate.com.au



34 Buckingham Crescent Sunshine West VIC 3020

Sold Price

^{RS} **\$637,000**

Sold Date

15-May-21

3 1 1

Distance

0.38km



5 Pickersgill Avenue Sunshine West VIC 3020

Sold Price

^{RS} **\$630,000**

Sold Date

28-May-21

3 1 1

Distance

0.8km



5 Kenney Street Sunshine West VIC 3020

Sold Price

^{RS} **\$640,000**

Sold Date

29-May-21

3 1 1

Distance

1.49km

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

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