

## 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

23 Ridgeway Parade 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

\$725,000

&

\$775,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

Sunshine West

Period-from

01 Apr 2020

to

31 Mar 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

|  |           |           |
|--|-----------|-----------|
| 107 Whitesides Avenue Sunshine West VIC 3020 | \$720,000 | 27-Mar-21 |
| 134 Hilma Street Sunshine West VIC 3020      | \$770,000 | 23-Mar-21 |
| 159 Hilma Street Sunshine West VIC 3020      | \$725,000 | 10-Mar-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.~~

This Statement of Information was prepared on: 12 April 2021

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**107 Whitesides Avenue Sunshine West VIC 3020**

3 1 1

Sold Price

<sup>RS</sup> **\$720,000**

Sold Date

**27-Mar-21**

Distance

**1.64km**



**134 Hilma Street Sunshine West VIC 3020**

3 1 6

Sold Price

<sup>RS</sup> **\$770,000**

Sold Date

**23-Mar-21**

Distance

**1.69km**



**159 Hilma Street Sunshine West VIC 3020**

3 1 2

Sold Price

<sup>RS</sup> **\$725,000**

Sold Date

**10-Mar-21**

Distance

**1.88km**

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

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