

## 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

2A Hayley Avenue 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

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Land

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

7/23-27 Murray Street Sunshine West VIC 3020	\$510,000	14-Jan-21
67 Armstrong Street Sunshine West VIC 3020	\$526,000	10-Apr-21
1/17 Mayne Street Sunshine West VIC 3020	\$528,000	20-Feb-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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**7/23-27 Murray Street Sunshine West VIC 3020**

2 1 1

Sold Price **\$510,000** Sold Date **14-Jan-21**

Distance **1.27km**



**67 Armstrong Street Sunshine West VIC 3020**

2 1 1

Sold Price <sup>RS</sup> **\$526,000** Sold Date **10-Apr-21**

Distance **2.63km**



**1/17 Mayne Street Sunshine West VIC 3020**

2 1 1

Sold Price <sup>RS</sup> **\$528,000** Sold Date **20-Feb-21**

Distance **3.12km**

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

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