

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

1/47 Whitesides Avenue 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Dec 2020

to

30 Nov 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

1/31 Whitesides Avenue Sunshine West VIC 3020	\$532,500	27-Sep-21
3/13 Joan Street Sunshine West VIC 3020	\$570,000	22-Jun-21
1/77 Talintyre Road Sunshine West VIC 3020	\$570,000	06-Jul-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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1/31 Whitesides Avenue Sunshine West VIC 3020

Sold Price

^{RS}

\$532,500

Sold Date

27-Sep-21

3

1

1

Distance

0.29km



3/13 Joan Street Sunshine West VIC 3020

Sold Price

\$570,000

Sold Date

22-Jun-21

2

1

1

Distance

0.57km



1/77 Talintyre Road Sunshine West VIC 3020

Sold Price

Sold Date

06-Jul-21

3

1

2

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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