

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4 BOA COURT 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

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 five kilometres of the property for sale in the last 18 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

57 HILMA STREET SUNSHINE WEST VIC 3020	\$600,000	28-Nov-20
24 FREMONT PARADE SUNSHINE WEST VIC 3020	\$630,000	23-Nov-20
43 EUROPA BEND SUNSHINE WEST VIC 3020	\$657,000	30-Nov-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 02 April 2021



57 HILMA STREET SUNSHINE WEST VIC 3020

3 1 1

Sold Price **\$600,000** Sold Date **28-Nov-20**

Distance **0.4km**



24 FREMONT PARADE SUNSHINE WEST VIC 3020

3 1 2

Sold Price **\$630,000** Sold Date **23-Nov-20**

Distance **0.4km**



43 EUROPA BEND SUNSHINE WEST VIC 3020

4 2 2

Sold Price **\$657,000** Sold Date **30-Nov-20**

Distance **0.1km**



13 DINNELL STREET SUNSHINE WEST VIC 3020

3 1 1

Sold Price ^{RS} **\$650,000** Sold Date **03-Feb-21**

Distance **0.3km**



10 CORELLA ROAD SUNSHINE WEST VIC 3020

3 1 -

Sold Price Sold Date **06-Nov-20**

Distance **0.3km**

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

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