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	2/11 ARNOLD STREET 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	$630,000	&	$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$565,000	Property type	Unit	Suburb	Sunshine West
Period-from	01 Jun 2021	to	31 May 2022	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
1/28 ARMSTRONG STREET SUNSHINE WEST VIC 3020	$659,000	28-Feb-22
2/28 WHITESIDES AVENUE SUNSHINE WEST VIC 3020	$631,000	09-Dec-21
2/38 BARDSLEY STREET SUNSHINE WEST VIC 3020	$655,000	20-Apr-22

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: 21 June 2022

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1/28 ARMSTRONG STREET SUNSHINE WEST VIC 3020

3 1 2

Sold Price **$659,000** Sold Date **28-Feb-22**

Distance **-**

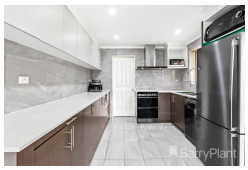


2/28 WHITESIDES AVENUE SUNSHINE WEST VIC 3020

3 2 1

Sold Price **$631,000** Sold Date **09-Dec-21**

Distance **-**



2/38 BARDSLEY STREET SUNSHINE WEST VIC 3020

3 2 1

Sold Price **$655,000** Sold Date **20-Apr-22**

Distance **-**

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

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