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	16 MCCONNELL 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	$570,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Sunshine West
Period-from	01 Aug 2023	to	31 Jul 2024	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.

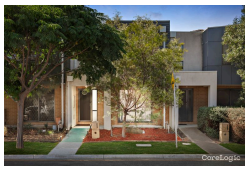
Address of comparable property	Price	Date of sale
42 KOSA AVENUE SUNSHINE WEST VIC 3020	$575,000	17-May-24
89 CALLAWAY BOULEVARD SUNSHINE WEST VIC 3020	$600,000	19-Aug-24
10 MCCONNELL STREET SUNSHINE WEST VIC 3020	$575,000	21-Apr-24

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: 29 August 2024

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42 KOSA AVENUE SUNSHINE WEST VIC 3020

3 2 2

Sold Price RS $575,000 Sold Date 17-May-24

Distance 0.14km



89 CALLAWAY BOULEVARD SUNSHINE WEST VIC 3020

3 2 1

Sold Price RS $600,000 Sold Date 19-Aug-24

Distance 0.47km



10 MCCONNELL STREET SUNSHINE WEST VIC 3020

3 2 2

Sold Price $575,000 Sold Date 21-Apr-24

Distance 0.02km

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

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