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	8 PETINA WAY 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	$780,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$700,000	Property type	House	Suburb	Sunshine West
Period-from	01 Sep 2023	to	31 Aug 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
8 YARALLA CRESCENT SUNSHINE WEST VIC 3020	$826,000	17-Aug-24
52 GRESHAM WAY SUNSHINE WEST VIC 3020	$770,000	22-Jun-24
1 THE MEWS SUNSHINE WEST VIC 3020	$848,000	06-Jul-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: 23 September 2024

CONSUMER AFFAIRS VICTORIA

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8 YARALLA CRESCENT SUNSHINE WEST VIC 3020

3 2 1

Sold Price RS $826,000 Sold Date 17-Aug-24

Distance 1.04km



52 GRESHAM WAY SUNSHINE WEST VIC 3020

3 2 2

Sold Price $770,000 Sold Date 22-Jun-24

Distance 0.19km



1 THE MEWS SUNSHINE WEST VIC 3020

5 2 2

Sold Price RS $848,000 UN Sold Date 06-Jul-24

Distance 0.86km

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

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