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	83 CALLAWAY BOULEVARD 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	$690,000	&	$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$685,000	Property type	House	Suburb	Sunshine West
Period-from	01 Nov 2023	to	31 Oct 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
11 FLORENCE PLACE SUNSHINE WEST VIC 3020	$720,000	17-Sep-24
8 RALPH STREET SUNSHINE WEST VIC 3020	$713,500	19-Oct-24
7 ENGBLOM COURT SUNSHINE WEST VIC 3020	$680,000	05-Oct-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: 28 November 2024

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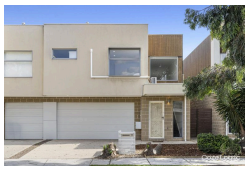

11 FLORENCE PLACE SUNSHINE WEST VIC 3020

4 2 2

Sold Price **$720,000** Sold Date **17-Sep-24**

Distance **0.12km**



8 RALPH STREET SUNSHINE WEST VIC 3020

4 1 2

Sold Price **$713,500** Sold Date **19-Oct-24**

Distance **0.43km**



7 ENGBLOM COURT SUNSHINE WEST VIC 3020

3 2 1

Sold Price RS **$680,000** Sold Date **05-Oct-24**

Distance **0.46km**

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

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