

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 Empress 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Other

Suburb

Sunshine West

Period-from

01 Jun 2019

to

31 May 2020

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

3 Gothic Court Sunshine West VIC 3020	\$660,000	31-May-20
52 Links Street Sunshine West VIC 3020	\$690,000	10-Mar-20
12 Pinaroo Avenue Sunshine West VIC 3020	\$671,500	14-Mar-20

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 June 2020



3 Gothic Court Sunshine West VIC 3020

3 2 2

Sold Price

^{RS} **\$660,000**

Sold Date **31-May-20**

Distance **0.44km**



52 Links Street Sunshine West VIC 3020

3 2 2

Sold Price

\$690,000

Sold Date **10-Mar-20**

Distance **1.46km**



12 Pinaroo Avenue Sunshine West VIC 3020

3 1 1

Sold Price

\$671,500

Sold Date **14-Mar-20**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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