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	9 VERONICA PLACE 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	$790,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$710,000	Property type	House	Suburb	Sunshine West
Period-from	01 Jun 2023	to	31 May 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
16 FONTANA CLOSE SUNSHINE WEST VIC 3020	$890,000	24-May-24
19 MERRIVALE AVENUE SUNSHINE WEST VIC 3020	$820,000	25-May-24
86 HILMA STREET SUNSHINE WEST VIC 3020	$795,000	01-Jun-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: 24 June 2024

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16 FONTANA CLOSE SUNSHINE WEST VIC 3020

4 2 2

Sold Price RS $890,000 Sold Date 24-May-24

Distance 0.3km



19 MERRIVALE AVENUE SUNSHINE WEST VIC 3020

4 - -

Sold Price RS $820,000 Sold Date 25-May-24

Distance 0.6km



86 HILMA STREET SUNSHINE WEST VIC 3020

4 1 2

Sold Price RS $795,000 Sold Date 01-Jun-24

Distance 0.85km

RS = Recent sale UN = Undisclosed Sale

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