

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

3/17 MAYNE 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

\$390,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$565,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jun 2021

to

31 May 2022

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

1/17 MAYNE STREET SUNSHINE WEST VIC 3020	\$528,000	20-Feb-21
3/53 MAYNE STREET SUNSHINE WEST VIC 3020	\$460,000	30-Oct-20
2/53 MAYNE STREET SUNSHINE WEST VIC 3020	\$538,000	14-Oct-21

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: 20 June 2022


**1/17 MAYNE STREET SUNSHINE
WEST VIC 3020**
 2  1  1

Sold Price

\$528,000

Sold Date

20-Feb-21

Distance

0.02km

**3/53 MAYNE STREET SUNSHINE
WEST VIC 3020**
 2  1  1

Sold Price

\$460,000

Sold Date

30-Oct-20

Distance

-


**2/53 MAYNE STREET SUNSHINE
WEST VIC 3020**
 2  1  1

Sold Price

\$538,000

Sold Date

14-Oct-21

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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