

## 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

49 Mailey Street Sunshine West VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$690,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

Sunshine West

Period-from

01 Jun 2020

to

31 May 2021

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

|  |           |           |
|--|-----------|-----------|
| 31 Mailey Street Sunshine West VIC 3020    | \$675,000 | 27-Feb-21 |
| 31 Armstrong Street Sunshine West VIC 3020 | \$720,000 | 15-Feb-21 |
| 39 Glengala Road Sunshine West VIC 3020    | \$751,000 | 01-May-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: 10 June 2021



**31 Mailey Street Sunshine West VIC 3020**

 3  2  1

Sold Price

**\$675,000**

Sold Date

**27-Feb-21**

Distance

**0.14km**



**31 Armstrong Street Sunshine West VIC 3020**

 3  -  -

Sold Price

**\$720,000**

Sold Date

**15-Feb-21**

Distance

**0.86km**



**39 Glengala Road Sunshine West VIC 3020**

 3  1  2

Sold Price

<sup>RS</sup> **\$751,000**

Sold Date

**01-May-21**

Distance

**0.86km**

RS = Recent sale

UN = Undisclosed Sale

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