

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

11 NURLA 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

\$750,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$677,750

Property type

House

Suburb

Sunshine West

Period-from

01 May 2024

to

30 Apr 2025

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

53 SANDERS AVENUE SUNSHINE WEST VIC 3020	\$750,000	12-Apr-25
10 JOAN STREET SUNSHINE WEST VIC 3020	\$740,000	14-May-25
1 HILMA STREET SUNSHINE WEST VIC 3020	\$735,000	22-Mar-25

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: 19 May 2025

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53 SANDERS AVENUE SUNSHINE WEST VIC 3020

Sold Price

^{RS}

\$750,000

Sold Date

12-Apr-25

 3

 1

 1

Distance

0.69km



10 JOAN STREET SUNSHINE WEST VIC 3020

Sold Price

^{RS}

\$740,000

Sold Date

14-May-25

 3

 1

 1

Distance

1.25km



1 HILMA STREET SUNSHINE WEST VIC 3020

Sold Price

\$735,000

Sold Date

22-Mar-25

 3

 1

 1

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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