

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

7 Mourell 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

Sunshine West

Period-from

01 Jul 2019

to

30 Jun 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

8 Mourell Street Sunshine West VIC 3020	\$570,000	24-Mar-20
13 Cawood Drive Sunshine West VIC 3020	\$535,000	24-Jul-20
70 Fairbairn Road Sunshine West VIC 3020	\$537,000	30-Apr-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: 31 July 2020



8 Mourell Street Sunshine West VIC 3020 Sold Price **\$570,000** Sold Date **24-Mar-20**

 3  1  2

Distance **0.07km**



13 Cawood Drive Sunshine West VIC 3020 Sold Price ^{RS} **\$535,000** Sold Date **24-Jul-20**

 3  1  1

Distance **0.23km**



70 Fairbairn Road Sunshine West VIC 3020 Sold Price **\$537,000** Sold Date **30-Apr-20**

 3  1  1

Distance **0.63km**

RS = Recent sale **UN** = Undisclosed Sale

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