

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

10 FORTE WALK 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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 PARRY DRIVE SUNSHINE WEST VIC 3020	\$650,000	28-Jun-21
17 LUZON WAY SUNSHINE WEST VIC 3020	\$540,000	31-Mar-21
7 LUZON WAY SUNSHINE WEST VIC 3020	\$580,000	24-Aug-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 September 2021



**16 PARRY DRIVE SUNSHINE WEST
VIC 3020**

3 2 2

Sold Price

\$650,000

Sold Date

28-Jun-21

Distance

0.22km



**17 LUZON WAY SUNSHINE WEST
VIC 3020**

3 2 1

Sold Price

\$540,000

Sold Date

31-Mar-21

Distance

0.15km



**7 LUZON WAY SUNSHINE WEST
VIC 3020**

3 2 1

Sold Price

^{RS} **\$580,000** ^{UN}

Sold Date

24-Aug-21

Distance

0.16km



**12 KOSA AVENUE SUNSHINE WEST
VIC 3020**

3 2 1

Sold Price

\$600,000

Sold Date

04-Jun-21

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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