

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

12 Killara 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Sunshine West

Period-from

01 Nov 2018

to

31 Oct 2019

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

26 Ainsworth Street Sunshine West VIC 3020	\$730,000	14-Oct-19
12 Dresden Way Sunshine West VIC 3020	\$735,000	12-Oct-19
3 Taniyha Place Sunshine North VIC 3020	\$1,180,000	19-Nov-19

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: 30 November 2019



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26 Ainsworth Street Sunshine West VIC 3020

4 2 2

Sold Price

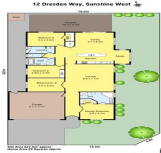
\$730,000

Sold Date

14-Oct-19

Distance

0.69km



12 Dresden Way Sunshine West VIC 3020

4 2 2

Sold Price

\$735,000

Sold Date

12-Oct-19

Distance

2.27km



3 Taniya Place Sunshine North VIC 3020

4 2 2

Sold Price

\$1,180,000

Sold Date

19-Nov-19

Distance

2.28km



54 Dunkeld Avenue Sunshine North VIC 3020

4 2 4

Sold Price

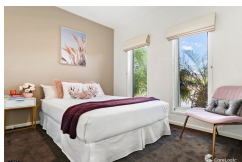
\$820,000

Sold Date

20-Jun-19

Distance

2.38km



1 Gresham Way Sunshine West VIC 3020

4 2 2

Sold Price

\$715,000

Sold Date

26-Jul-19

Distance

2.45km



3 Gresham Way Sunshine West VIC 3020

4 2 2

Sold Price

\$670,000

Sold Date

15-Jun-19

Distance

2.46km

RS = Recent sale

UN = Undisclosed Sale

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