

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



5 SONG STREET, SUNSHINE WEST, VIC

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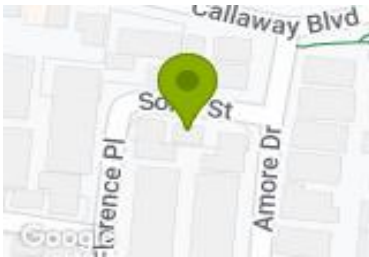
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: \$455,000

Provided by: Michael Collins, Ian Reid Buyer & Vendor Advocates

MEDIAN SALE PRICE



SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (Unit)

\$577,500

01 July 2022 to 30 June 2023

Provided by:  pricefinder

COMPARABLE PROPERTIES

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 six months.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

5 SONG STREET, SUNSHINE WEST, VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$455,000

Median sale price

Median price

\$577,500

Property type

Unit

Suburb

SUNSHINE WEST

Period

01 July 2022 to 30 June 2023

Source

pricfinder

Comparable property sales

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 six months.

This Statement of Information was prepared on:

25/09/2023