

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

1/40 NICHOLSON PARADE 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

\$635,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$687,500

Property type

House

Suburb

Sunshine West

Period-from

01 Mar 2024

to

28 Feb 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

8 NICHOLSON PARADE SUNSHINE WEST VIC 3020	\$655,000	18-Dec-24
18 COLLENSO STREET SUNSHINE WEST VIC 3020	\$665,000	18-Sep-24
8 RALPH STREET SUNSHINE WEST VIC 3020	\$713,500	19-Oct-24

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: 06 March 2025



8 NICHOLSON PARADE SUNSHINE WEST VIC 3020

Sold Price

\$655,000

Sold Date

18-Dec-24



4



2



2

Distance

0.29km



18 COLLENSO STREET SUNSHINE WEST VIC 3020

Sold Price

\$665,000

Sold Date

18-Sep-24



3



1



1

Distance

1.01km



8 RALPH STREET SUNSHINE WEST VIC 3020

Sold Price

\$713,500

Sold Date

19-Oct-24



4



1



2

Distance

0.98km

RS = Recent sale

UN = Undisclosed Sale

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