

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	108 Glengala Road, Sunshine West Vic 3020
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$600,000	&	\$650,000

Median sale price

Median price	\$645,000	Hou	use X	Unit		Suburb	Sunshine West
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

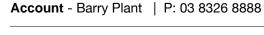
Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	9 Chandler St SUNSHINE WEST 3020	\$642,000	11/05/2019
2	6 Mentha St SUNSHINE WEST 3020	\$610,000	29/06/2019
3	92 Hall St SUNSHINE WEST 3020	\$600,000	23/05/2019

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 six months.











Rooms: 5

Property Type: House Land Size: 697 sqm approx

Agent Comments

Indicative Selling Price \$600,000 - \$650,000 **Median House Price** Year ending June 2019: \$645,000

Comparable Properties



9 Chandler St SUNSHINE WEST 3020 (REI)

1 3



Price: \$642,000 Method: Auction Sale Date: 11/05/2019

Rooms: -

Property Type: House (Res)

Agent Comments



6 Mentha St SUNSHINE WEST 3020 (REI)

= 3



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Price: \$610.000 Method: Auction Sale Date: 29/06/2019

Rooms: 4

Property Type: House (Res)

Agent Comments



92 Hall St SUNSHINE WEST 3020 (REI)

-3





Price: \$600,000 Method: Private Sale Date: 23/05/2019 Rooms: 4

Property Type: House Land Size: 697 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 8326 8888





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