

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

124 Glengala Road, Sunshine West Vic 3020

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 \$612,500 Property Type House Suburb Sunshine West

Period - From 01/04/2019 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.

	Address of comparable property	Price	Date of sale
1	108 Glengala Rd SUNSHINE WEST 3020	\$660,000	24/08/2019
2	111 Glengala Rd SUNSHINE WEST 3020	\$655,000	27/07/2019
3	135 Glengala Rd SUNSHINE WEST 3020	\$600,000	29/04/2019

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.~~

This Statement of Information was prepared on: 18/09/2019 19:37



Property Type:
Agent Comments

Indicative Selling Price
\$600,000 - \$650,000
Median House Price
June quarter 2019: \$612,500

Comparable Properties



108 Glengala Rd SUNSHINE WEST 3020 (REI) Agent Comments



Price: \$660,000
Method: Auction Sale
Date: 24/08/2019
Property Type: House (Res)



111 Glengala Rd SUNSHINE WEST 3020 (REI) Agent Comments



Price: \$655,000
Method: Private Sale
Date: 27/07/2019
Property Type: House
Land Size: 697 sqm approx

135 Glengala Rd SUNSHINE WEST 3020 (REI) Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 29/04/2019
Property Type: House (Res)