# 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$600,000		&		\$650,000			
Median sale p	rice							
Median price	\$612,500	Pro	operty Type	House			Suburb	Sunshine West
Period - From	01/04/2019	to	30/06/2019		So	ource	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.

Ad	dress 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)

Account - Barry Plant | P: 03 8326 8888



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.