

## 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

1/5 GLENGALA ROAD SUNSHINE WEST VIC 3020

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/29 BARDSLEY STREET SUNSHINE WEST VIC 3020	\$556,500	16-Oct-24
3/9 HALL STREET SUNSHINE WEST VIC 3020	\$550,000	12-Oct-24
16 MCCONNELL STREET SUNSHINE WEST VIC 3020	\$570,000	22-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.~~

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**1/29 BARDSLEY STREET SUNSHINE WEST VIC 3020** Sold Price <sup>RS</sup> **\$556,500** Sold Date **16-Oct-24**  
 Distance **0.42km**

3 1 1



**3/9 HALL STREET SUNSHINE WEST VIC 3020** Sold Price <sup>RS</sup> **\$550,000** Sold Date **12-Oct-24**  
 Distance **1.32km**

3 1 1



**16 MCCONNELL STREET SUNSHINE WEST VIC 3020** Sold Price <sup>RS</sup> **\$570,000** Sold Date **22-Oct-24**  
 Distance **3.05km**

3 2 2

RS = Recent sale      UN = Undisclosed Sale

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