

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 111 Glengala Road, Sunshine West Vic 3020

Indicative selling price

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

Single price \$655,000

Median sale price

Median price \$672,750 House X Unit Suburb Sunshine West

Period - From 01/10/2018 to 31/12/2018 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	7 Lorna Cr SUNSHINE WEST 3020	\$690,000	13/02/2019
2	147 Glengala Rd SUNSHINE WEST 3020	\$651,000	27/02/2019
3	6 Hyett Ct SUNSHINE WEST 3020	\$631,000	27/10/2018

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:
Property Type: House (Res)
Land Size: 697 sqm approx
 Agent Comments

Indicative Selling Price

\$655,000

Median House Price

December quarter 2018: \$672,750

Comparable Properties



7 Lorna Cr SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$690,000
Method: Private Sale
Date: 13/02/2019
Rooms: 4
Property Type: House
Land Size: 706 sqm approx



147 Glengala Rd SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$651,000
Method: Private Sale
Date: 27/02/2019
Rooms: -
Property Type: House



6 Hyett Ct SUNSHINE WEST 3020 (REI)

Agent Comments



Price: \$631,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)