

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	147 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	\$650,000	&	\$690,000
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Median sale price

Median price	\$670,500	Hou	use X	Unit		Suburb	Sunshine West
Period - From	01/01/2018	to	31/12/2018		Source	REIV	

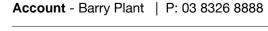
Comparable property sales (*Delete A or B below as applicable)

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 10 Daley St SUNSHINE WEST 3020 \$690,000 07/11/2018 2 96 Glengala Rd SUNSHINE WEST 3020 \$673,000 10/11/2018 3 15 Raymond St SUNSHINE WEST 3020 \$635,000 03/12/2018

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.







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Rooms:

Property Type: House **Land Size:** approx. 647 sqm

approx

Agent Comments

Indicative Selling Price \$650,000 - \$690,000 Median House Price Year ending December 2018: \$670,500

Comparable Properties



10 Daley St SUNSHINE WEST 3020 (REI)

— 3





Price: \$690,000 **Method:** Private Sale **Date:** 07/11/2018

Rooms: -

Property Type: House **Land Size:** 700 sqm approx

Agent Comments

96 Glengala Rd SUNSHINE WEST 3020 (REI)







Agent Comments

Price: \$673,000 Method: Auction Sale Date: 10/11/2018

Rooms: -

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

15 Raymond St SUNSHINE WEST 3020 (REI)

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Price: \$635,000 Method: Private Sale Date: 03/12/2018

Rooms: -

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

Account - Barry Plant | P: 03 8326 8888





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