

# STATEMENT OF INFORMATION

2/11 GLENGALA ROAD, SUNSHINE WEST, VIC 3020

PREPARED BY AARON JAY CAMILLERI , BORAN REAL ESTATE



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/11 GLENGALA ROAD, SUNSHINE WEST,**  2  1  1

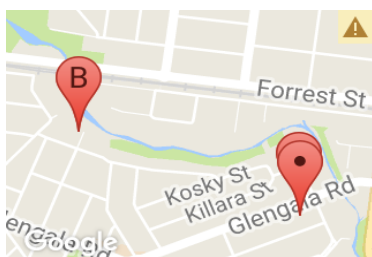
### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$430,000 to \$450,000**

Provided by: Aaron Jay Camilleri, Create Vic Real Estate

## MEDIAN SALE PRICE



### SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (Unit)

**\$437,500**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**1/11 GLENGALA RD, SUNSHINE WEST, VIC**  2  1  1

### Sale Price

**\$453,000**

Sale Date: 17/06/2017

Distance from Property: 31m



**8/8 HENDRY ST, SUNSHINE WEST, VIC 3020**  2  1  1

### Sale Price

**\$437,000**

Sale Date: 20/05/2017

Distance from Property: 782m



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

2/11 GLENGALA ROAD, SUNSHINE WEST, VIC 3020

Indicative selling price

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Price Range:

\$430,000 to \$450,000

Median sale price

Median price

\$437,500

House

Unit

X


Suburb

SUNSHINE WEST

Period

01 January 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
1/11 GLENGALA RD, SUNSHINE WEST, VIC 3020	\$453,000	17/06/2017
8/8 HENDRY ST, SUNSHINE WEST, VIC 3020	\$437,000	20/05/2017