# STATEMENT OF INFORMATION

2/11 GLENGALA ROAD, SUNSHINE WEST, VIC 3020 PREPARED BY AARON JAY CAMILLERI, BORAN REAL ESTATE



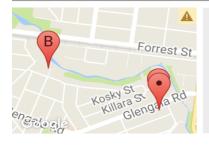


## **STATEMENT OF INFORMATION**

Section 47AF of the Estate Agents Act 1980



### **MEDIAN SALE PRICE**



# SUNSHINE WEST, VIC, 3020

Suburb Median Sale Price (Unit)

\$437,500

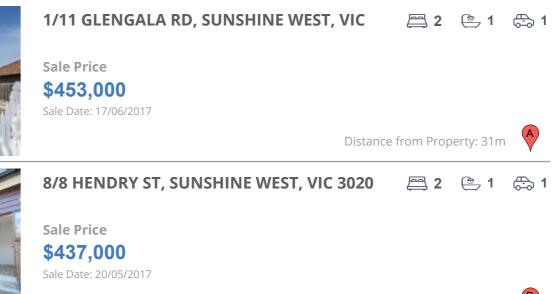
01 January 2017 to 31 December 2017

Provided by: pricefinder

Distance from Property: 782m

# **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.





This report has been compiled on 08/03/2018 by Create Vic Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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# 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

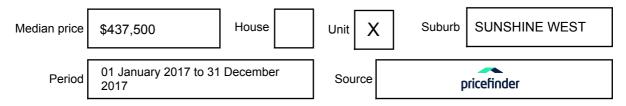
### Indicative selling price

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

Price Range:

\$430,000 to \$450,000

#### Median sale price



### **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