

# 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

2/75 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)

Single price \$510,000

### Median sale price

Median price \$593,000 Property type *Unit* Suburb Sunshine West

Period - From 01/11/2023 to 31/10/2024 Source  PropTrack

### 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
2/63 Mayne Street, Sunshine West, VIC 3020	\$530,000	22/11/2024
4/7 Lorraine Court, Sunshine, VIC 3020	\$535,000	22/07/2024
80 Queen Circuit, Sunshine, VIC 3020	\$548,000	28/10/2024

**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.

This Statement of Information was prepared on: 25/11/2024