

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

1/75 GLENGALA ROAD SUNSHINE WEST VIC 3020

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$580,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Jun 2024

to

31 May 2025

Source

Corelogic

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 6 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

| | | |
|--|-----------|-----------|
| 3/38 ARMSTRONG STREET SUNSHINE WEST VIC 3020 | \$610,000 | 29-Apr-25 |
| 2/11 MENTHA STREET SUNSHINE WEST VIC 3020 | \$600,000 | 11-Apr-25 |
| 3 VELES STREET SUNSHINE WEST VIC 3020 | \$630,000 | 05-Mar-25 |

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 6 months.~~

This Statement of Information was prepared on: 03 June 2025

Tan Truong

P 93009005

M 0403214933

E tan@bellsrealstate.com.au



3/38 ARMSTRONG STREET SUNSHINE WEST VIC 3020

3 1 1

Sold Price

\$610,000

Sold Date

29-Apr-25

Distance

0.28km



2/11 MENTHA STREET SUNSHINE WEST VIC 3020

3 2 1

Sold Price

^{RS} **\$600,000**

Sold Date

11-Apr-25

Distance

1.3km



3 VELES STREET SUNSHINE WEST VIC 3020

3 2 1

Sold Price

^{RS} **\$630,000**

Sold Date

05-Mar-25

Distance

2.12km

RS = Recent sale

UN = Undisclosed Sale

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