

## 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

2/111 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) (\*Delete single price or range as applicable)

Single-Price

or range  
between

\$690,000

&

\$735,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Aug 2022

to

31 Jul 2023

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

1A ST ANDREW STREET SUNSHINE WEST VIC 3020	\$750,000	14-Feb-23
1/9 HALL STREET SUNSHINE WEST VIC 3020	\$695,000	01-Aug-23

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: 30 August 2023



**1A ST ANDREW STREET SUNSHINE WEST VIC 3020** Sold Price **\$750,000** Sold Date **14-Feb-23**

3 2 1

Distance **0.2km**



**1/9 HALL STREET SUNSHINE WEST VIC 3020** Sold Price <sup>RS</sup> **\$695,000** Sold Date **01-Aug-23**

3 2 2

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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