

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

2/229 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$567,000

Property type

Unit

Suburb

Sunshine West

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/1A DAVEY STREET SUNSHINE WEST VIC 3020	\$640,000	24-Jan-24
1/43 BARDSLEY STREET SUNSHINE WEST VIC 3020	\$630,000	10-Nov-23
24 ROBERTS CRESCENT SUNSHINE WEST VIC 3020	\$605,000	24-Oct-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: 26 February 2024

**1/1A DAVEY STREET SUNSHINE
WEST VIC 3020**3  2  2 

Sold Price

^{RS} **\$640,000**

Sold Date

24-Jan-24

Distance

1.12km**1/43 BARDSLEY STREET SUNSHINE
WEST VIC 3020**3  1  2 

Sold Price

\$630,000

Sold Date

10-Nov-23

Distance

1.67km**24 ROBERTS CRESCENT SUNSHINE
WEST VIC 3020**3  2  1 

Sold Price

\$605,000

Sold Date

24-Oct-23

Distance

1.94km

RS = Recent sale

UN = Undisclosed Sale

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