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	1/141 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	$560,000	&	$590,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$593,750	Property type	Unit	Suburb	Sunshine West
Period-from	01 Feb 2022	to	31 Jan 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
2/48 BARDSLEY STREET SUNSHINE WEST VIC 3020	$570,000	06-Sep-22
2/19 NORWOOD STREET ALBION VIC 3020	$580,000	19-Oct-22
3/281 GLENGALA ROAD SUNSHINE WEST VIC 3020	$570,000	25-Oct-22

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: 28 February 2023

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2/48 BARDSLEY STREET SUNSHINE WEST VIC 3020

3 2 1

Sold Price **$570,000** Sold Date **06-Sep-22**

Distance **0.81km**



2/19 NORWOOD STREET ALBION VIC 3020

2 1 1

Sold Price **$580,000** Sold Date **19-Oct-22**

Distance **1.02km**



3/281 GLENGALA ROAD SUNSHINE WEST VIC 3020

3 1 2

Sold Price **$570,000** Sold Date **25-Oct-22**

Distance **1.35km**

RS = Recent sale **UN** = Undisclosed Sale

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